BOOK 4242 PAGE 905

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.and Mrs.James D.Keith (NAME:)	Fidelity Federal Savings & Loan (NAME:) Association	
248 Elysian Fields Rd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 133-12
Nashville, Tennessee 37211 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 151

For and in consideration of the sum of ($10.00)- -

TEN & NO/100- DOLLARS

Cash in hand paid by James D. Keith and wife, Virginia D. Keith, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Randall Phillips Builders, Inc.,a Tennessee corporation,

has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said JAMES D. KEITH AND WIFE, VIRGINIA D. KEITH

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Howard L. Haynes et al, of record in Book 3644, page 550, and by deed from Ben Read McDonald and wife, Pauline Bell McDonald, of record in Book 3770, page 610, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4065, page 227, and Book 4082, page 106; and to easements, setback lines, etc., as shown on plan of record in Book 3700, page 93, Register's Office for said County.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,000.00.

James D. Keith
Affiant

MY COMMISSION EXPIRES: My Commission Expires FEB. 20, 1972

Dorothy D. Foster
Notary Public

This is unimproved ( ) improved (X) property, known as 248 Elysian Fields Rd., Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. IN WITNESS WHEREOF, said Randall Phillips Builders, Inc. has caused this instrument to be executed ~~in duplicate~~ this 13 day of June, 1969.

RANDALL PHILLIPS BUILDERS, INC.
By: Randall Phillips
President

STATE OF TENNESSEE
Davidson County

BOOK 4242 PAGE 906

Personally appeared before me, ________________, a Notary Public in and for said County and State, the within named ________________

the bargainor ___, with whom I am personally acquainted, and who acknowledged that ________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________, Tennessee, this ____ day of ________ 19__.

Commission expires ________ ________ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Dorothy D. Foster, a Notary Public within and for the State and County aforesaid, personally appeared Randall Phillips XXXX with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President XXXX of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such President XXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Randall Phillips as such President. XXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 12 day of ~~May~~ June, 1968.

My commission expires My Commission Expires FEB. 20, 1972 Dorothy D. Foster Notary Public

$18,000.00 1-10-18,143

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES D. KEITH AND WIFE,

VIRGINIA D. KEITH

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 0 4 6 5

IDENTIF. REFERENCE

JUN 13 2 28 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 13 68	CONV	18,000.00			
JUN 13 68	STAX		A*	46.80	
JUN 13 68	PRFEE		A*	.50	
JUN 13 68	VDEED		A*	3.00	* 50.30