Prepared by: Earl Thompson, Attorney at Law
415 Nashville Trust Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4275 PAGE 737

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence J. Orth, et ux	Same	Map 133-8
(NAME):	(NAME):	Par. 50
243 Cathy Jo Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Nineteen Thousand Two Hundred and no/100 ($19,200.00) *DOLLARS* cash in hand paid, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc. *have bargained and sold, and by these presents do transfer and convey unto the said* Clarence J. Orth and wife, Lenora V. Orth and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 102 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County. Said Lot No. 102 fronts 80 feet on the easterly side of Cathy Joe Drive, and extends back 140.72 feet on the southerly line being a broken line, and 133.28 feet on the northerly line, to a dead line in the rear on which it measures 55 feet.
Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Ben Read McDonald and wife, as of record in Book 3770, page 610, said Register's Office.

This conveyance is made subject to: restrictions of record in Book 3673, page 439 and Book 3770, page 214, amended by instrument of record in Book 4082, page 106; a 30-foot set-back line from Cathy Jo Drive, 10-foot sewer easement along the north line and a 10-foot public utility and drainage easement along rear line of lot.

This is unimproved ( ) improved (X) property, known as 243 (House Number) Cathy Jo Drive (Street) P. O. Address: Nashville, Tenn (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Clarence J. Orth and wife, Lenora V. Orth and their *heirs and assigns, forever.*

And it *do covenant with the said* Clarence J. Orth and wife, Lenora V. Orth *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Randall Phillips Builders, Inc. *do further covenant and bind* itself and its successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Clarence J. Orth and Lenora V. Orth and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 4th *day of* Oct, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Randall Phillips Builders, Inc.
by Randall Phillips, Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 19,200.00
Clarence J Orth
Affiant

Subscribed and sworn to before me, this the 4th day of Oct. 1968
Lunsford R. Hollins Jr.
Notary Public
My Commission Expires: 2-5-1972
(Affix Seal)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lunsford M. Phillips Jr. *, a Notary Public of the State and County aforesaid, personally appeared* Randall Phillips *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Randall Phillips Builders, Inc. *, the within named bargainor, a corporation, and that* he *as such* president *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President *.*

Witness my hand and seal, at office in Nashville, Tenn. *, this* 4th *day of* Oct. *, 19* 68.

Commission expires 2-5-1972 Lunsford M. Phillips Jr. *Notary Public*

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CLARENCE J. ORTH, ET UX

A 15972

IDENTIF. REFERENCE

OCT 7 11 41 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT-7 68	CONV	19,200.00			
OCT-7 68	S'TAX		A*	49.92	
OCT-7 68	PR'FEE		A*	.50	
OCT-7 68	W'DEED		A*	3.00	* 53.42

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