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

WARRANTY DEED

BOOK 4294 PAGE 756

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Peyton Tegethoff, (NAME)	et ux (NAME)	Map 133-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 144
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) - *DOLLARS*
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc. has *bargained and sold, and by these presents do transfer and convey unto the said* Samuel Peyton Tegethoff and wife, Mary Louise Tegethoff 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. 59 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. 59, as shown on said plan, fronts 90.86 feet on the westerly side of Elysian Fields Road and runs 135.28 feet on the northerly line and on the southerly line which is a broken line 140.46 feet and 59.46 feet on the rear.

Being part of the same 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.

Title is conveyed subject to: Restrictions of record in Book 3673, page 439; Book 3770, page 214; Book 4065, page 227 and amended by an instrument of record in Book 4082, page 106. The recorded plan shows an owner's certificate, a 30-foot set back line from Elysian Fields Road and a 10-foot drainage easement along the rear line of the lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,800.00

Subscribed and sworn to before me, this the ____ day of ____ 19__

Affiant

My commission expires: ____ (Affix Seal)

Notary Public

unimproved
This is improved (X) property, known as Elysian Fields Road, Nashville, Tennessee
(House Number) (Street) P. O. Address (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 Samuel Peyton Tegethoff and wife, Mary Louise Tegethoff and their *heirs and assigns, forever.*

And it does *do covenant with the said* Samuel Peyton Tegethoff and wife, Mary Louise Tegethoff *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* Samuel Peyton Tegethoff, Mary Louise Tegethoff and their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 14th *day of* Dec., 19 61, *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Randall 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 14 *day of* Dec *, 19*68.

Randall M. Phillips Jr.
Notary Public

Commission Expires 2-5-1972

DEC 17 '68	CONV	18,000.00				
DEC 17 '68	S'TAX		A*	48.60		
DEC 17 '68	S'TAX		A*	.08		
DEC 17 '68	PR'FEE		A*	.50		
DEC 17 '68	W'DEED		A*	6.00	*	55.38

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

SAMUEL PEYTON TEGETHOFF, ET UX

A 24268

IDENTIF. REFERENCE

DEC 17 11 12 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE