Prepared by: Earl Thompson, 415 Nashville Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4310 PAGE 293

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William A. Blanchard, et ux	William A. Blanchard	Map 133-7
(NAME)	(NAME)	Par. 284
249 Nunley Drive	249 Nunley Dr.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Ad

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 XXX this day bargained and sold, and do hereby transfer and convey unto the said William A. Blanchard and wife, Jewell Blanchard and their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 119 on the Plan of Valley View Meadows, Section III, of record in Book 3700, page 93, Register's Office for said County.
Beginning at the common corner of Lots 119 and 120 on the southwesterly side of Nunley Drive, thence westerly 40.26 feet to a concrete monument; thence continuing in a westerly direction around a slight curve 38 feet to the corner of Lots 119 and 118; thence in a southwesterly direction 148.48 feet to the line between lots 118 and 203; thence along the line between a part of lots 202 and 203, 96.08 feet to the southwesterly corner of Lots 119 and 120; thence north 19° 08' 50" east 205.12 feet to the beginning.
Being a part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Ben Read McDonald and wife of record in Book 3770, page 610, said Register's Office.

Title is conveyed subject to: 30-foot setback line, 10-foot utility and drainage easement, and easement in the rear and angling to the easterly line of said lot, the distance not being shown.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $18,600.00

Subscribed and sworn to before me, this the 11th day of Feb. 1969

Affiant William A. Blanchard

My commission expires: Feb 5, 1972 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 249 (House Number) Nunley Dr. (Street) Nashville (P. O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William A. Blanchard and wife, Jewell Blanchard and their (successors), heirs and assigns forever. it covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself and its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said William A. Blanchard and wife, Jewell Blanchard and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 11th day of February, 1969, 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 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, Lawrence M. Kellum 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, Tennessee *this* ..... *day of* February, *19*69

Commission expires Feb. 5, 1972

Lawrence M. Kellum Jr *Notary Public*

FEB 14 69 CONV 18,600.00
FEB 14 69 S'TAX B* 48.36
FEB 14 69 PR'FEE B* .50
FEB 14 69 W'DEED B* 3.00 * 51.86

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WILLIAM A. BLANCHARD, ET UX

A 30483

IDENTIF. REFERENCE

FEB 14 8 29 AM '69

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE