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

WARRANTY DEED

(CORPORATE FORM)

BOOK 4339 PAGE 161

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.and Mrs.Austin D. Branner (NAME)	Fidelity Federal Savings & Loan Association (NAME)	
3721 Valley Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 133-7
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 277
		M.

FOR AND IN CONSIDERATION of the sum of ($10.00) -

TEN & NO/100 - *Dollars,*

Cash in hand paid by Austin D. Branner and wife, Linda R. Branner, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Randall Phillips Builders, Inc.,

a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said*

AUSTIN D. BRANNER AND WIFE, LINDA R. BRANNER

their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, known as 3721 Valley Ridge Drive, being Lot No. 204 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 et ux, Pauline Bell McDonald, of record in Book 3770, page 610, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 4082, page 106, and Book 4065, page 227; and easements, setback lines, conditions of owner's certificate, 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 $ 18,100.00

Subscribed and sworn to before me, this the 3rd day of June 1969.

Austin D. Branner
Affiant

My commission expires: My Commission Expires FEB. 20, 1972
(Affix Seal)

Dorothy D. Foster
Notary Public

unimproved ( )
This is improved (X) property, known as 3721 Valley Ridge Drive, Nashville, Tennessee 37211
(House Number) (Street) 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

AUSTIN D. BRANNER AND WIFE, LINDA R. BRANNER,

their *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Austin D. Branner and wife, Linda R. Branner,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* ~~our~~ *this* ~~June~~ 3rd *day of* June, 1969, *the corporate party, 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
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dorothy D. Foster, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself 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 purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 3rd day of June, 1969.

Commission expires My Commission Expires FEB. 20, 1972

Dorothy D. Foster
Notary Public

JUN-3 COMV 18,100.00
JUN-3 S'TAX B* 47.06
JUN-3 PRTFEE B* .50
JUN-3 MTGDEED B* 3.00 * 50.56

04-1688-0

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

AUSTIN D. BRANNER AND WIFE,

LINDA R. BRANNER

A 43057

IDENTIF. REFERENCE

JUN 3 2 51 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

Attorneys
TITLE COMPANY
STAHLMAN BUILDING