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

mail to customer

BOOK 4355 PAGE 263

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Henry F.Corwin (NAME)	Fidelity Federal Savings &Loan Association (NAME)	Map 162-6
280 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 70
Nashville, Tenn., 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ($10.00)
TEN & NO/100 Dollars,

Cash in hand paid by Henry F. Corwin and wife, Sheryl S. Corwin, 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 HENRY F. CORWIN AND WIFE, SHERYL S. CORWIN their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:.

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Fair Oaks Subdivision, as of record in Book 4175, page 42, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Delvin Drive, common corner of Lots Nos. 14 and 15; thence with the line between said two lots easterly 132.07 feet; thence with the line between Lots 15 and 17 northerly along a broken line 117.29 feet to the southerly margin of Colemont Drive; thence with said margin westerly 90.0 feet; thence around a curve southwesterly 39.27 feet to a point in the easterly margin of Delvin Drive; thence with said margin southerly 80.33 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Jones Enterprises, Inc. of record in Book 4314, page 971, said Register's Office.
This conveyance is made subject to restrictions in book 4289, page 198, and easements, setback lines, etc. as shown on the recorded plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $25,500.00

Subscribed and sworn to before me, this the 4th day of August 1969

Henry F. Corwin
Affiant

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

Dorothy A. Easton
Notary Public

unimproved ( )
This is improved (X) property, known as 280 Delvin 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 HENRY F. CORWIN AND WIFE, SHERYL S. CORWIN, 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 Henry F. Corwin and wife, Sheryl S. Corwin, (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th. day of August, 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

BOOK 4355 PAGE 261

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 4th day of August, 1969.

Dorothy D. Foster Notary Public

Commission expires My Commission Expires FEB. 20, 1972

AUG-5	CONV	23,300.00				
AUG-5	S TAX		A*	60.58		
AUG-5	PLEEE		A*	.50		
AUG-5	DEED		A*	3.00	*	64.08

A 49752

IDENTIF. REFERENCE

AUG 5 9 13 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

04-1700-3

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

HENRY F. CORTIN AND WIFE,

SHERYL S. CORTIN

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING