BOOK 4387 PAGE 489

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
BENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201
Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. David L. Graham (NAME)	Fidelity Federal Savings & (NAME) Loan Assoc.	Map 166-G
5128 Colemont Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcl. 95
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

Ten and No/100 ---------- Dollars,
Cash in hand paid by David L. Graham and wife, Marjorie M. Graham, 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

DAVID L. GRAHAM AND WIFE, MARJORIE M. GRAHAM

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Fair Oaks Subdivision, as of record in Book 4175, pages 42 and 43, R.O.D.C., Tennessee, described as follows:

Beginning at a point in the easterly margin of Colemont Drive, common corner of Lots 15 and 17; thence with the line between said two lots easterly 89.80 feet to the common rear corner of lots 17 and 18; thence with the line between said two lots, northeasterly 130.02 feet to a point in the southerly margin of Sterry Court; thence with the curve of said margin westerly 118.61 feet; thence around a curve southwesterly 38.53 feet to a point in the easterly margin of Colemont Drive; thence with said margin southerly 91.83 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, easements, setback lines, etc of record in Book 4289, page 198 and Book 4175, page 42, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 23,300.00

Affiant

Subscribed and sworn to before me, this the 18th day of December 1969.

My commission expires: by Commission Expires AUGUST 7, 1971 (Affix Seal)

Notary Public

unimproved ( )
This is improved X) property, known as 5128 Colemont Drive Antioch, Tennessee 37013
(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

DAVID L. GRAHAM AND WIFE, MARJORIE M. GRAHAM

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

DAVID L. GRAHAM AND WIFE, MARJORIE M. GRAHAM

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

Witness our hand s this 18th. day of December, 19 69, 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, Earlie T. Ormsby, 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 him self as President.

Witness my hand and seal, at office in Nashville this 18th day of December, 19 69.

Earlie T. Ormsby Notary Public

Commission expires
My Commission Expires AUGUST 7, 1971

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WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
DAVID L. GRAHAM AND WIFE,
MARJORIE M. GRAHAM

DEC 19 69 CONV 23,300.00
DEC 19 69 S'TAX B* 60.58
DEC 19 69 PR'FEE B* .50
DEC 19 69 W'DEED B* 3.00 * 64.08

FIDELITY FEDERAL SAVINGS ASSOCIATION OF NASH...

A 64001

IDENTIF. REFERENCE

DEC 19 9 25 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING