BOOK 4395 PAGE 689 This Instrument Was Prepared By

WARRANTY DEED

DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. John W.	Fidelity Federal Savings &	Map 162-1
(NAME) Marrison 5129 Colemont Drive	(NAME) Loan Assoc. 401 Union Street	Pat. 95
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Ten and No/100 ---------- Dollars,

Cash in hand paid by John W. Marrison and wife, Ilse I. Marrison, 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*

JOHN W. MARRISON AND WIFE, ILSE I. MARRISON

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 34, on the Plan of Fair Oaks Subdivision, as of record in Book 4175, pages 42 and 43, 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 Jones Enterprises, Inc., of record in Book 4314, page 971, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 4289, page 198, R.O.D.C., Tennessee; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, pages 42 and 43; and in Book 1542, page 85, and Book 4149, page 538, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $21,400.00

Subscribed and sworn to before me, this the 3rd day of Feb. 19 70

John W Marrison
Affiant

My commission expires: U.S. [illegible] August 7, 1971 (Affix Seal)

Earline T. Osmby
Notary Public

This is improved (X) unimproved ( ) property, known as 5129 Colemont Drive, Nashville, Tennessee
(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

JOHN W. MARRISON AND WIFE ILSE I. MARRISON

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

JOHN W. MARRISON AND WIFE, ILSE I. MARRISON

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

Witness my *hand* *this* 3rd *day of* Feb. 19 70 *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

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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* 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 purposes 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* 3rd *day of* Feb., 19 70.

Earlie T. Ormsby *Notary Public*

My Commission Expires AUGUST 7, 1971

Commission expires .....

FEB-3% CONV 21,400.00
FEB-3%S'TAX A* 55.64
FEB-3%PR'FEE A* .50
FEB-3% W'DEED A* 3.00 * 59.14

Q41729-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOHN W. MARRISON AND WIFE,

ILSE I. MARRISON

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

A 67695

IDENTIF. REFERENCE

FEB 3 2 39 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING