WARRANTY DEED

This instrument was prepared by Earl Thompson, Attorney, Nashville, Tenn.

BOOK 4433 PAGE 214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlie E. McCallum, et ux	Same	162-5
(NAME) 5311 EULALA DR.	(NAME)	Par-90
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty-three Thousand One Hundred and no/100 ($23,100.00) * * * * * * * * * Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC., has

~~this~~ this day bargained and sold, and do hereby transfer and convey unto the said CHARLIE E. McCALLUM and wife, LOUISE Z. McCALLUM, and their

(successors), heirs and assigns,

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

Being Lot No. 130 on the Plan of Hickory Valley, Section I, as of record in Book 4175, page 75, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Eulala Drive, at the common corner of Lots Nos. 129 and 130; thence southwesterly 163.88 feet to a point; thence northwardly 182.01 feet to a point in the southerly margin of Eulala Court; thence with the same, easterly 100 feet to a point in the beginning of a curve; thence around said curve, southeasterly 36.07 feet to a point in the westerly margin of Eulala Drive; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to Randall Phillips Buildings, Inc., by deed from Clyde H. Delvin, Jr. and wife, as of record in Book 4314, page 657, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,100.00

Subscribed and sworn to before me, this the 21st day of July, 19 70

Charlie E. McCallum
Affiant

My commission expires: April 24, 1971
(Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 5311 (House Number) EULALA DR. (Street) Nashville (P. O. Address) TENN. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said CHARLIE E. McCALLUM and wife, LOUISE Z. McCALLUM, and their (successors), heirs and assigns forever. It covenant 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.

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 CHARLIE E. McCALLUM and wife, LOUISE Z. McCALLUM, and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand ~~X~~ this 21st day of July, 1970, 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
President

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, Lunsford M. Hollins 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 21st *day of* July, *19* 70

Lunsford M. Hollins Jr *Notary Public*

Commission expires Feb. 5, 1972

DAVIDSON COUNTY TENN. NOTARY PUBLIC

WARRANTY DEED

G-21630 FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CHARLIE E. McCALLUM, et ux

JUL 22 70 CONV 23,100.00
JUL 22 70 S'TAX A* 60.06
JUL 22 70 PR'FEE A* .50
JUL 22 70 W'DEED A* 3.00 * 63.56

A 84472

IDENTIF. REFERENCE

JUL 22 11 51 AM '70

FELIX Z. WILSON II 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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX