This Instrument
was prepared by
Earl Thompson, Atty.
Nashville, Tenn.

WARRANTY DEED

BOOK 4456 PAGE 36

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
STANLEY R. CORUN, ET UX	SAME	Map. 162-6
(NAME)	(NAME)	Par. 168
5124 Colemont Drive	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Twenty Thousand One Hundred Seventy-five and no/100 ($20,175.00) - - - - - - *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. has *this day bargained and sold, and do hereby transfer and convey unto the said* STANLEY R. CORUN and wife, MARJORIE CORUN, and their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot 24, Section 1, Fair Oak Subdivision, as of record in Book 4175, pages 42 and 43, Register's Office for said County.
Beginning in the northerly margin of Sterry Court at the common corner of Lots 23 and 24; thence with the margin of said Court, westerly 60 feet to the beginning of a curve; thence around said curve, northwesterly 38.53 feet to a point in the easterly margin of Colemont Drive; thence with the margin of said Drive, northerly 82.95 feet to the common corner of Lots 24 and 25; thence with the line between said Lots, easterly 148.22 feet to the common rear corner of Lots 23 and 24; thence with the line between said Lots southerly 161.61 feet to the point of beginning.
Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Jones Enterprises, Inc., as of record in Book 4314, page 971, said Register's Office.

This property is hereby conveyed subject to any restrictions which may be of record in regard to said property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,175.00

Affiant

Subscribed and sworn to before me, this the 30 day of October 30th 1970

Notary Public

My commission expires: 2-5-1972
(Affix Seal)

This is improved (X) unimproved ( ) property, known as 5124 (House Number) Colemont Drive (Street), Nashville 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 Stanley R. Corun and wife, Marjorie Corun, and their *(successors), heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have 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* Stanley R. Corun and wife, Marjorie Corun, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 30th *day of* October, 19 70 *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* 30th *day of* October *, 1970.*

Lunsford M. Hollins Jr *Notary Public.*

Commission expires 2-5-1972

OCT 30 70 CONV 20,175.00
OCT 30 70 S'TAX A* 52.52
OCT 30 70 PR'FEE A* .50
OCT 30 70 W'DEED A* 3.00 * 56.02

A 94840

IDENTIF. REFERENCE

OCT 30 2 16 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

STANLEY R. CORUN, ET UX

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE