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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, 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. James H. Stem	Fidelity Federal Savings &	Map 162-5
(NAME) 287 Townes Drive	(NAME) Loan Assoc. 401 Union Street	Par. 116
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

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

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

Cash in hand paid by James H. Stem and wife, Sandra H. Stem, 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*

JAMES H. STEM AND WIFE, SANDRA H. STEM

their *(successors), heirs and assigns,*

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

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 183 on the Plan of Hickory Valley Subdivision, as of record in Book 4175, page 75, 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 C. H. Delvin, Jr., and wife, Margaret Will Delvin, of record in Book 4314, page 659, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4353, page 54, R.O.D.C., Tennessee, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 75, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,400.00

Affiant

Subscribed and sworn to before me, this the 2nd day of November 1970

Notary Public

My commission expires: (Affix Seal)

unimproved ( )
This is improved (X) property, known as 287 Townes 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

JAMES H. STEM AND WIFE, SANDRA H. STEM

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
JAMES H. STEM AND WIFE, SANDRA H. STEM, their

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

Witness my *hand this* 2nd *day of* November, 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, Jr.
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 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, Tennessee this 2nd day of November, 19 70.

Earlie T. Ormsby
Notary Public

Commission expires

DAVIDSON CO. TENN. REAL ESTATE TRANSFER TAX
NOV 4 1970

NOV-470 CONV 25,400.00
NOV-470 S'TAX A* 66.04
NOV-470 PR'FEE A* .50
NOV-470 W'DEED A* 3.00 * 69.54

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
JAMES H. STEM AND WIFE,
SANDRA H. STEM

A 95-072

IDENTIF. REFERENCE

Nov 4 9 07 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

04-1764-9