BOOK 4459 PAGE 570

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. John K. Childers	Fidelity Federal Savings	Map 133-3
(NAME) 3304 Mimosa Drive	(NAME) & Loan Assoc. 401 Union Street	Par. 112
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(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 K. Childers and wife, Helga Childers, 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 K. CHILDERS AND WIFE, HELGA CHILDERS

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 12, Section I, on the Plan of Glencoe Acres, as of record in Book 1835, pages 136, 137 and 138, Register's Office for said County, to which plan reference is here made for description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Charlie Edmund McCallum and wife, Louise A. McCallum, of record in Book 4433, page 82, Register's Office for Davidson County, Tennessee

This conveyance is made subject to restrictions of record in Book 2105, page 633, R.O.D.C., Tennessee, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,500.00

Subscribed and sworn to before me, this the 12th day of November 19 70

Affiant

My Commission Expires JULY 29, 1974

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3304 Mimosa Drive, Nashville, Tennessee 37211
(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 K. CHILDERS and wife, HELGA CHILDERS

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 K. CHILDERS and wife, HELGA CHILDERS

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

Witness my *hand this* 12th *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
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert W. Thurman, 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 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* 12th *day of* November, *19* 70

Robert W. Thurman, Jr. *Notary Public*

My Commission Expires JULY 29, 1974

Commission expires .....

04-1765-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOHN K. CHILDERS AND WIFE,

HELGA CHILDERS

NOV16 70	CONV	19,500.00				
NOV16 70	S'TAX		A*	50.70		
NOV16 70	PR'FEE		A*	.50		
NOV16 70	W'DEED		A*	3.00	*	54.20

A 96473

IDENTIF. REFERENCE

NOV 16 2 53 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY LOAN ... AND ... OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING