Prepared by Harlan Martin, Atty. At Law
Box 676 Hendersonville, Tenn.

BOOK 4463 PAGE 76

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Phillips Bldrs., Inc. (NAME:)	OWNER (NAME:)	MAP 80
3102 Ambrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 42
Nashville, Tennessee 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mp

For and in consideration of the sum of -------- ($155,100.00)----------

------ONE HUNDRED FIFTY FIVE THOUSAND ONE HUNDRED AND NO/100---------- **DOLLARS**

cash in hand paid by Randall Phillips Builders, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged,

Jones Homes, Inc., a Tennessee corporation, has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** ~~Randall Phillips Builders, Inc., its successors heirs~~ **and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 13th Civil District of Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:
BEGINNING at a point on the southerly margin of the Old Tennessee Central Railroad right-ow-way and the westerly margin of Bordeaux Hills, Section Four, as of record in Book 3600, page 49, Register's Office for Davidson County, Tennessee; thence with the southerly margin of railraod right-of-way, in an easterly direction with a 1,860 radius curve to the right, a distance of 618.04 feet to a point, said curve having a delta of 19 degrees 02' 17" right and a tangent of 311.89, thence South 10 degrees 21'25" West, a distance of 128.55 feet to a point; thence south 79 degrees 38' 35" East a distance of 36.00 feet to a point; thence South 10 degrees 21'25" West, a distance of 120.00 feet to a point; thence South 22 degrees 33' West a distance of 56.27 feet to a point; thence South 3 degrees 03' West, a distance of 1,429.67 feet to a hub, a fence post; thence North 87 degrees 01' 11" West a distance of 600.09 feet to a point; thence North 3 degrees 03' East a distance of 1,551.47 feet to a railroad spike in the root of a hackberry tree; thence North 2 degrees 56' East, a distance of 186.43 feet to the point of beginning and containing 24.26 acres, more or less, as per survey by Parrish-Ragan, Inc., dated October 22, 1970.

Being the same parcel of land that was conveyed by deed of B. B. Doubleday, Jr., dated October 28, 1970, to Jones Homes, Inc., of record in Book 4455, page 424, Register's Office for Davidson County, Tennessee. *Further agreed buyer and seller shall equally share the cost of the major water loop line and the acquistion of four lots adjacent to this property identified as being next to the fill lot.*

1970 taxes prorated

RECORDING
Legibility of Writing, Typing or
Document Unsatisfactory Waiver

This is ( ) unimproved (X) improved property, known as Bordeaux Hills S/D, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF Jones Homes, Inc. has caused this instrument tobe executed by ~~Witness our hand this day of~~, 19~~__~~
its duly authorized officers on this 27th day of November, 1970.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JONES HOMES, INC.,

President

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 1970.

Notary Public

MY COMMISSION EXPIRES: Nov. 4, 1973

(AFFIX SEAL)

STATE OF TENNESSEE
Davidson County

BOOK 4463 PAGE 77

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
~~Davidson~~ Sumner County

Before me, Harlan Martin, a Notary Public within and for the State and County aforesaid, personally appeared Ralph L. Jones and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Jones Homes, Inc., the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ralph L. Jones as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 27th day of November, 19 70.

My commission expires January 13, 1973

Harlan Martin
Notary Public

LD-C-847

WARRANTY DEED

FROM
Jones Homes, Inc.

TO
Randall Phillips Builders, Inc.

A 97621

IDENTIF. REFERENCE

Nov 27 3 25 PM '70

FELIX Z. ELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV27	CONV	90,000.00			
NOV27	CONV	65,100.00			
NOV27	S'TAX		A*	403.26	
NOV27	PR'FEE		A*	.50	
NOV27	M'DEED		A*	3.00	* 406.76