This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

BOOK 4464 PAGE 606

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. James C. Brown (NAME)	Fidelity Federal Savings & (NAME) Loan Assoc.	Map 80-7
3304 Hospital Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 94
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee (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 C. Brown and wife, Nannie L. Brown, 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 C. BROWN AND WIFE, NANNIE L. BROWN
their *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 430 on the Plan of Bordeaux Hills Subdivision, Section 9, as of record in Book 4175, page 116, Register's Office for said County, described as follows:

Said Lot No. 430 fronts 90.0 feet on the west side of Hospital Lane; thence around a curve to the left 40.67 feet; thence along the north margin of County Hospital Road 99.09 feet to the rear line which measures 105.95 feet; thence along a line between Lots 429 and 430, 108.45 feet to the west margin of Hospital Lane.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Book 4436, page 868, 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 $ 15,950.00

Subscribed and sworn to before me, this the 4th day of December 19 70.

James C. Brown
Affiant

My commission expires: (Affix Seal) 1971

Notary Public

unimproved ( )
This is improved (X) property, known as 3304 Hospital Lane, 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 C. BROWN AND WIFE, NANNIE L. BROWN
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 C. BROWN AND WIFE, NANNIE L. BROWN, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 4th *day of* December, 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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Earline T. Ormsby

Before me, ... *, 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* 4th *day of* December, *1970*

Earline T. Ormsby
Notary Public

Commission expires My Commission Expires August 7, 1971

035026-5

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES C. BROWN AND WIFE,

NANNIE L. BROWN

DEC-4 70 CONV . 15,950.00
DEC-4 70 S'TAX A* 41.34
DEC-4 70 PR'FEE A* .50
DEC-4 70 W'DEED A* 3.00 * 44.84

A 98311

IDENTIF. REFERENCE

DEC 4 2 32 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING