BOOK 4466 PAGE 819 This Instrument Was Prepared By
KINNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Estill D. Warren	Fidelity Federal Savings & Loan Assoc.	Map 80-7
3300 Hospital Lane	401 Union Street	Lot 97
Nashville, Tennessee	Nashville, Tennessee	pw
(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 Estill D. Warren and wife, Ella B. Warren, 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
ESTILL D. WARREN AND WIFE, ELLA B. WARREN
their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 431 on the Plan of Bordeaux Hills Subdivision, Section 9, as of record in Book 4175, page 116, 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 Andrew Ewing, Trustee, of record in Book 4449, page 551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4405, page 427, 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 116, R.O.D.C 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 15th day of December 19 70.

Estill D. Warren
Affiant

Notary Public

My commission expires: (Affix Seal)

unimproved ( )
This is improved (X) property, known as 3300 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
ESTILL D. WARREN AND WIFE, ELLA B. WARREN
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
ESTILL D. WARREN AND WIFE, ELLA B. WARREN , their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 15th day of December, 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

Before me, Earlene 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 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 15th day of December, 19 70

Earlene T. Ormsby
Notary Public

Commission expires OCT 1, 1971

001825-3

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

ESTILL D. WARREN AND WIFE,

ELLA B. WARREN

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

A 99334

IDENTIF. REFERENCE

DEC 15 2 59 PM '70

FEE & TAX PAID OR TO BE COLLECTED
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING