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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. Stephen G. Horton (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	
285 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	103

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

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

Cash in hand paid by Stephen G. Horton and wife, Jean S. Horton, 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
STEPHEN G. HORTON AND WIFE, JEAN S. HORTON
their (successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Hickory Valley Subdivision, Section I, as of record in Book 4175, page 75, Registers 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 657, Register's Office for said County.

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, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,600.00

Subscribed and sworn to before me, this the 23rd day of December 19 70.

Affiant

My commission expires: May 7, 1971 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 285 Ocala Drive (House Number) (Street) Nashville, Tennessee 37211 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
STEPHEN G. HORTON AND WIFE, JEAN S. HORTON
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
STEPHEN G. HORTON AND WIFE, JEAN S. HORTON, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 23rd 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
President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. Joe L. Jenkins, 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 23rd day of December, 19 70.

Mrs Joe L Jenkins Notary Public

Commission expires May 7, 1974

001828-7

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

STEPHEN G. HORTON AND WIFE,

JEAN S. HORTON

DEC 23 70	CONV	23,600.00				
DEC 23 70	S TAX		A*	61.36		
DEC 23 70	PR FEE		A*	.50		
DEC 23 70	W DEED		A*	3.00	*	64.86

B 0 0 2 6 5

IDENTIF. REFERENCE

Dec 23 3 08 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING