Mail to Grantor

BOOK 4469 PAGE 752

This is Instrument Was Prepared by
DENNEY, LACKEY, CHEATHAM & [illegible]
213 Third Avenue
Nashville, Tennessee [illegible]

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. Amos M. Thomas (NAME)	Fidelity Federal Savings & Loan Association (NAME) of Nashville	Map 80-7
3308 Hospital Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Par. 99
Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,* cash in hand paid by Amos M. Thomas and wife, Ruby E. Thomas, 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* Amos M. Thomas and wife, Ruby E. Thomas, their ~~[illegible]~~ *heirs and assigns,*

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

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 433 on the Plan of Bordeaux Hills Subdivision, Section IX, as of record in Book 4175, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description.

Being a part of the real property conveyed to Randall Phillips Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Deed Book 4436, Page 868, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Deed Book 4397, Page 742, and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Plat 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 $15,850.00

Subscribed and sworn to before me, this the 30th day of December, 19 70.

Affiant

My commission expires: [illegible] (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3308 Hospital Lane (House Number) (Street) Nashville, Tennessee 37218 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 Amos M. Thomas and wife, Ruby E. Thomas, their ~~[illegible]~~ *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 Amos M. Thomas and wife, Ruby E. Thomas, their ~~[illegible]~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 30th *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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earlene T. Crosby, 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 such President

Witness my hand and seal, at office in
this 30th day of December, 19 70.

Earlene T. Crosby
Notary Public.

Commission expires My Commission Expires July 2, 1971

STATE OF TENNESSEE DAVIDSON COUNTY

035030-3

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

AMOS M. THOMAS ET UX, RUBY E. THOMAS

DEC 30 70 CONV 15,850.00
DEC 30 70 S'TAX A* 41.08
DEC 30 70 PR'FEE A* .50
DEC 30 70 W'DEED A* 3.00 * 44.58

B 0 0 6 1 5

IDENTIF. REFERENCE

Dec 30 2 35 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING