This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASSETTY
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
Warren Ramsey et ux	Fidelity Federal Savings &	Map. 82-7
Marilyn J. Ramsey	Loan Association 401 Union BOOK 4478 PAGE 376	
(STREET ADDRESS OR ROUTE NUMBER) 3332 Hospital Lane Nashville, Tennessee 37218	Nashville, Tennessee 37219	Par. 105
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)
Dollars,
cash in hand paid by Warren Ramsey and wife, Marilyn J. Ramsey, 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 Warren Ramsey and wife, Marilyn J. Ramsey, their

heirs and assigns,

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

Being Lot 439, Section 9, on the Plan of Bordeaux Hills Subdivision in Davidson County, Tennessee, which plan is as of record in Plat Book 4175, page 116, and Plat Book 4175, page 113, Register's Office for said County, 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 Book 4405, Page 427, and easements, setback lines, conditions of owner's certificate, 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 5th day of February 19 71.

Affiant

My commission expires My Commission Expires JULY 29, 1974
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3332 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 Warren Ramsey and wife, Marilyn J. Ramsey, their

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 Warren Ramsey and wife, Marilyn J. Ramsey, their

heirs and assigns, against the lawful claims of all persons.

Witness my hand this 5th day of February, 19 71, 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.

Randall Phillips
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert W. Thurman Jr., *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* 5th. *day of* February, *19* 71

Robert W. Thurman Jr. *Notary Public*

Commission expires My Commission Expires JULY 29, 1974

035038-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WARREN RAMSEY ET UX MARILYN J. RAMSEY

FEB-8[illegible]	CONV	15,950.00				
FEB-8[illegible]	S'TAX		A*	41.34		
FEB-8[illegible]	PB'FEE		A*	.50		
FEB-8[illegible]	W'DEED		A*	3.00	*	44.84

B 0 4 1 6 1

IDENTIF. REFERENCE

FEB 8 1 35 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING