BOOK 4480 PAGE 418

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
DONALD F. IRWIN ET UX (NAME)	Fidelity Federal Savings& Loan Association (NAME)	
5344 Eulala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	MAP 162-5
Nashville, Terressee 37211 (CITY) (STATE) (ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	PAR 113

FOR AND IN CONSIDERATION of the sum of TEN AND NO 100----------
----------($10.00) Dollars,
cash in hand paid, by Donald F. Irwin and wife, Rena H.Irwin, receipt of which ishereby 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 DONALD F. IRWIN AND WIFE RENA H. IRWIN, their ~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 186, on the Plan of Hickory Valley Subdivision, as of record in Book 4175, page 75, 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 C. H. Delvin, Jr. and wife, Margaret Will Delvin, of record in Book 4314, page 659, said Register's Office.

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, et ., as shown on plan of record in Book 4175, page 75,R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,400.00

Subscribed and sworn to before me, this the 16th day of February 19 71.

Donald F Irwin
Affiant

My commission expires: May 7, 1974 (Affix Seal)

Mrs Joe F Perkins
Notary Public

unimproved ( )
This is improved (X) property, known as 5344 Eulala Drive, Nashville, Tennessee 37211
(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 Donald F. Irwin and wife Rena H. Irwin, their ~~XXXXXX~~, 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 Donald F. Irwin and wife Rena H. Irwin, their ~~XXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 16th 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

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. Joe L. Jerkins, *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 16th *day of* February, *19* 71

Mrs Joe L Jerkins *Notary Public*

Commission expires May 7, 1974

B 0 5 0 2 7

IDENTIF. REFERENCE

FEB 17 2 36 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB 17	CONV	25,400.00			
FEB 17	STAX		A*	66.04	
FEB 17	PWFEE		A*	.50	
FEB 17	WDEED		A*	3.00	* 69.54

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
DONALD F. IRWIN ET UX RENA H. IRWIN

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING