This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
213 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM) BOOK 4485 PAGE 483 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Lee Graves et ux	Fidelity Federal Savings & Loan Association of Nashville	Map 80-1
(NAME) 3305 Cocoa Drive	(NAME) 401 Union	Pac. 123
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Pct

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)
Dollars,
cash in hand paid by Michael Lee Graves and wife Jeanette Eleanor Graves, 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
Michael Lee Graves and wife Jeanette Eleanor Graves, their

CHXXXXXX, *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*,
Being Lot No. 460 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 a more particular description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed fromAndrew Ewing, Trustee, of record in Book 4449, page 551, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4405, Page 427; easements, setback lines, and conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 116, R.O.D.C., Tennessee.

It is hereby understood and agreed that Jeanette Eleanor Graves and Eleanor Jeanette Graves is one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 17,150.00

Subscribed and sworn to before me, this the 10th day of March 1970.

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3305 Cocoa Drive, 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
Michael Lee Graves and wife Jeanette Eleanor Graves, their

XXXXXXX, *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
Michael Lee Graves and wife Jeanette Eleanor Graves, their

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

Witness my *hand this* 10th *day of* March, 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, Eloise 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 President.

Witness my hand and seal, at office in Nashville, Tenn., this 10th day of March, 19 71.

Eloise T. Crosby
Notary Public

Commission expires .....

001840-5

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

MICHAEL LEE GRAVES ET UX
JEANETTE ELEANOR GRAVES

[illegible]	CONV	17,150.00			
[illegible]-S'TAX			A*	44.46	
[illegible]-PR'FEE			A*	.50	
[illegible]	W'DEED		A*	3.00	* 47.96

B 07360

IDENTIF. REFERENCE

MAR 11 2 34 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING