BOOK 4485 PAGE 943

DELANEY, LACY [illegible]

WARRANTY DEED

(CORPORATE FORM) 210 Third Avenue North Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clara Sears, unmarried	Fidelity Federal Savings and	Map 80.3
(NAME) 3332 Olsen Lane	Loan Association of Nashville 401 Union	Par. 34
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37218	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 CLARA SEARS, unmarried, 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 Clara Sears, unmarried, her

(successors), heirs and assigns, certain real estate in Davidson *County, Tennessee, as follows:*

Being Lot No. 523 on the Plan of Bordeaux Hills Subdivision, Section VIII, 13th Civil District, as of record in Book 4175, page 113, Register's Office for said County.

Being a part of the same property conveyed to Randall Phillips Builders, Inc. by Andrew Ewing, Trustee, of record in Book 4446, Page 855, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4397, Page 742; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4175, Page 113, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,850.00

Subscribed and sworn to before me, this the 12th day of March 19 71.

Affiant

My commission expires: My Commission Expires JULY 20 1974 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3332 Olsen Lane, Nashville, Tennessee 37218
(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 Clara Sears, her

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 Clara Sears, her

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

Witness my *hand this* 12th *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.

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 12th day of March, 19 71.

Robert W. Thurman, Jr. Notary Public

Commission expires

[illegible]	CONV	16,850.00			
[illegible] S'TAX			A*	43.68	
[illegible] PR'FEE			A*	.50	
[illegible]	W'DEED		A*	3.00	* 47.18

B 07576

IDENTIF. REFERENCE

MAR 15 10 21 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

035-040-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CLARA SEARS, UNMARRIED

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING