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This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
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
Robert E. Hyde et ux	Fidelity Federal Savings and	Map 80-7
(NAME) 3325 Cocoa Drive	Loan Association of Nashville 401 Union	Par. 118
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37218	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 Robert E. Hyde and wife Margaret V. Hyde, 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

Robert E. Hyde and wife Margaret V. Hyde, their

(~~HEIRS OR~~) *heirs and assigns,*

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

Being Lot No. 455, on the Plan of Bordeaux Hills, 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 of said lot.

Being property conveyed to Randall Phillips Builders, Inc. by deed from Andrew Ewing, Trustee, of record in Book 4449, page 551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4405, Page 428. said Register's Office; easements, setback lines and conditions of owner's certificate as shown on plan of record in Book 4175, page 116, said Register's Office.

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: November 4, 1973 (Affix Seal)

Notary Public

PUBLIC

Unimproved

This is improved (X) property, known as 3325 Cocoa Drive 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

Robert E. Hyde and wife Margaret V. Hyde, their

(~~HEIRS OR~~) *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

Robert E. Hyde and wife, Margaret V. Hyde, their

(~~HEIRS AND~~) *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.

BY: Randall Phillips President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas M. Grisham 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 this 12th day of March, 19 71.

Douglas M. Grisham Notary Public

Commission expires November 4, 1973

MAR 15 CONV 16,850.00
MAR 15 S'TAX A* 43.68
MAR 15 PR'FEE A* .50
MAR 15 W'DEED A* 3.00 * 47.18

B 07666

IDENTIF. REFERENCE

MAR 15 3 08 PM '71

FELIX WILSON II REGISTER
DAVIDSON COUNTY, TENN.

001841-3

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

ROBERT E. HYDE AND WIFE MARGARET V. HYDE

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING