BOOK 4491 PAGE 151

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHE[illegible] & [illegible]MAN
215 Third Av[illegible] North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Brenda Elaine Fowler et al	Fidelity Federal Savings &	1[illegible]
(NAME)	Loan Association (NAME)	[illegible]
3352 Hospital Lane	401 Union (STREET ADDRESS)	[illegible]
(STREET ADDRESS OR ROUTE NUMBER)	Nashville, Tennessee	[illegible]
Nashville, Tennessee 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- *Dollars,*

cash in hand paid by BRENDA ELAINE FOWLER AND SHANETTE FOWLER, 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 Brenda Elaine Fowler and Shanette Fowler, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot 444 in the Bordeaux Hills Subdivision of Section 9, as shown in plan of record in Book 4175, page 116, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description.

Being part of the real 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 4405, page 427, R.O.D. C, Tennessee; 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,450.00

Subscribed and sworn to before me, this the 1st day of April 19 71

Affiant

My commission expires: November 4, 1973 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 3352 Hospital Lane (House Number) (Street) Nashville, Tennessee 37218 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 Brenda Elaine Fowler and Shanette Fowler, their *(successors), 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 Brenda Elaine Fowler and Shanette Fowler, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 1st *day of* April, *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, 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, Tennessee, this 1st day of April, 1971.

Douglas M. Grisham Notary Public

Commission expires November 4, 1973

APR-5F CONV 15,450.00
APR-5F S'TAX A* 40.04
APR-5F PR'FEE A* .50
APR-5F W'DEED A* 3.00 * 43.54

00184 3-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

BRENDA ELAINE FOWLER ET AL

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B0 9926

IDENTIF. REFERENCE

APR 5 2 55 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF