Mail to Customer

This instrument prepared by : Thomas E. Stewart, Attorney, 4705 Gallatin Road, Nashville, Tennessee 37216

WARRANTY DEED

BOOK 4491 PAGE 528

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RANDALL PHILLIPS BUILDERS, INC. (NAME)	SAME (NAME)	26-12
3102 AMBROSE AVENUE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Lot 19
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	

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

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

LEON A. HILL AND WIFE, LECIE S. HILL

have this day bargained and sold, and do hereby transfer and convey unto the said RANDALL PHILLIPS BUILDERS, INC., their (successors), ~~XXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Mansker Meadows, a re-subdivision of parts of Sections 1 and 2 of record in Book 2854, page 32, Register's Office for said County.

Said Lot No. 19 fronts 180.24 feet on the W side of Cumberland Hills Drive and runs back 250 feet on the N line and 226.3 feet on the S line to a broken line in the rear on which it measures 212.16 feet.

Being the same property conveyed to Leon A. Hill and wife, Lecie Hill by deed of record in Book 2882, page 55, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Affiant

Subscribed and sworn to before me, this the 5th day of April, 5, 1971.

Notary Public

My commission expires: Dec 1-1971 (Affix Seal)

This is ~~unimproved~~ improved (X) property, known as 102 Cumberland Hills, Goodlettsville, 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 grantees, their (successors), ~~XXX~~ and assigns forever. ...covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), ~~XXX~~ and assigns, against the lawful claims of all persons.

Witness our hands this 5th. day of April, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leon A. Hill

Lecie S. Hill

BOOK 4491 PAGE 529

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* LEON A. HILL AND WIFE, LECIE S. HILL

*the within named bargainor*S*, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tenn., *Tennessee this* 5th *day of* April, *19*71.

Mrs Ralph Stanfield *Notary Public*

Commission expires Dec 1, 1971

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

APR-6	CONV	27,500.00			
APR-6	S'TAX		A*	71.50	
APR-6	PR'FEE		A*	.50	
APR-6	W'DEED		A*	3.00	* 75.00

019,323-9

WARRANTY DEED

FROM
LEON A. HILL, ET UX

TO
RANDALL PHILLIPS BUILDERS, INC.

B 10089

IDENTIF. REFERENCE

APR 6 2 41 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL [illegible] AND
LOAN ASSOCIATION OF NASHVILLE

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS