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WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr.&Mrs.John G.Colley,II (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 166-5
5352 Eulala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 111
Nashville, Tenn. 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ($10.00)- - - - - - - - - - - - - - - - - - - -

TEN & NO/100- *Dollars,*

Cash in hand paid by John G. Colley, II, and wife, Sandra S. Colley, 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*
JOHN G. COLLEY, II, AND WIFE, SANDRA S. COLLEY,
their *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 188, Eulala Drive, on the Plan of Hickory Valley, Section I, as of record in Book 4175, page 75, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, Margaret Will Delvin, of record in Book 4314, page 657, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4353, page 54; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 71, said registers office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 25,450.00

Subscribed and sworn to before me, this the 20th day of April 19 71.

Affiant

My commission expires: My Commission Expires JULY 29, 1974

(Affix Seal) Notary Public

unimproved ( )
This is improved (X) property, known as Eulala 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
JOHN G. COLLEY, II, AND WIFE, SANDRA S. COLLEY,
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
John G. Colley, II, and wife, Sandra S. Colley, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 20th *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.

By: Randall Phillips
President

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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 himself 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of April, 19 71

Notary Public

Commission expires My Commission Expires JULY 29, 1974

APR21 '71 CONV 25,400.00
APR21 '71 STAX A* 66.04
APR21 '71 PRFEE A* .50
APR21 '71 WDEED A* 3.00 * 69.54

B 11761

IDENTIF. REFERENCE

APR 21 9 30 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOHN G. COLLEY, II ET UX.

SANDRA S. COLLEY

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

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