This Instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

(CORPORATE FORM)

BOOK 4496 PAGE 377

Form #WD5

ADDRESS / V OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles W. Brumbelow	SAME	Map 133
(NAME)	(NAME)	Par. 38.1
271 Cathy Jo Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	pw

FOR AND IN CONSIDERATION of the sum of One Thousand Five Hundred and No/100--------

----------*Dollars,*

cash paid by Charles W. Brumbelow, the receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* Charles W. Brumbelow ---------- and his *(successors), heirs and assigns,*

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

Situated in the 6th Civil District of said County, described according to a survey dated June 4, 1964, as follows:

BEGINNING at a point on the southerly margin of Paragon Mills Road, said point being south 24° 39' west 54.96 feet from the southeast corner of Lot No. 1 on the Plan of Valley View Meadows, Section 1, as of record in Book 3500, page 69, Register's Office for said County; thence with the southerly margin of said Paragon Mills Road north 89° 53' west 73.01 feet to the beginning of a curve; thence around said curve in a northwesterly direction 100.17 feet; thence south 49° 57' east 157.33 feet to a point in Seven Mile Creek; thence up said Creek north 24° 39' east 125.29 feet to the beginning, containing .32 of an acre, more or less.

Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee Corporation, by deed from Ben Read McDonald and wife, as of record in Book 3770, page 610, said Register's Office.

This property is hereby conveyed subject to easement for the flow of Seven Mile Creek along the southeasterly part of the property herein described. Taxes for the year 1971 are assumed and will be paid by the grantee, Charles W. Brumbelow.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,500.00

Subscribed and sworn to before me, this the 15th day of April 19 71

Charles A. Wells Jr.
Affiant

My commission expires: 11-17-74
(Affix Seal)

Patricia A Gasnowitz
Notary Public

This is unimproved (X) improved ( ) property, known as Paragon Mills Road, 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 Charles W. Brumbelow ---------- and his *(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 Charles W. Brumbelow ---------- and his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness XXXXXXXXXXXXXXXX *this* 15th *day of* April, 1971, *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
Randall Phillips, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary C. Mammarelli, 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 15th day of April, 1971.

Mary C. Mammarelli Notary Public

Commission expires November 7, 1973

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CHARLES W. BRUMBELOW

271 CATHY DR.

NASHVILLE, TENN. 37211

B 12316

IDENTIF. REFERENCE

APR 26 10 37 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

APR26[illegible]	CONV	*1,500.00				
APR26[illegible]	S'TAX		A*	3.90		
APR26[illegible]	PB'FEE		A*	.50		
APR26[illegible]	W'DEED		A*	3.00	*	7.40

Attorneys TITLE COMPANY
STAHLMAN BUILDING