BOOK 4497 PAGE 732

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY: [illegible] EMAN [illegible] AVENUE, N. [illegible] TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Henry L.Matthews (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 80-7
3329 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pa. 117
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PW

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

TEN & NO/100- *Dollars,*

Cash in hand paid by Henry L. Matthews and wife, Fannie Mae Matthews, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc.,

a Tennessee corporation *has bargained and sold, and does hereby transfer and convey unto the said*

HENRY L. MATTHEWS AND WIFE, FANNIE MAE MATTHEWS,

their *(successors), heirs and assigns,*

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

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 454 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 description.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Book 4449, page 551, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4405, page 427; and to easements, setback lines, conditions of owner's certificate, etc., 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

Henry L. Matthews
Affiant

Subscribed and sworn to before me, this the 27th day of April 1971.

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

Notary Public

unimproved ( )
This is improved (X) property, known as 3329 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

HENRY L. MATTHEWS AND WIFE, FANNIE MAE MATTHEWS,

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

Henry L. Matthews and wife, Fannie Mae Matthews, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 27th *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, 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 27th day of April, 19 71

Douglas M. Grisham Notary Public

Commission expires November 4, 1973

APR29	CONV	16,850.00				
APR29	S'TAX		A*	43.68		
APR29	PR'FEE		A*	.50		
APR29	W'DEED		A*	3.00	*	47.18

B 12954

IDENTIF. REFERENCE

APR 29 2 57 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

035057-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

HENRY L. MATTHEWS AND WIFE,

FANNIE MAE MATTHEWS

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING