BOOK 4498 PAGE 942

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

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr.& Mrs. Wm. Turner (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 80-7
3328 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 132
Nashville, Tenn. 37218 (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 William Turner and wife, Velma Turner, 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*

WILLIAM TURNER AND WIFE, VELMA TURNER,

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. 469 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, Registers 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 4463, page 728, Register's Office for said County.

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 $ 17,150.00

Subscribed and sworn to before me, this the 4th day of May 1971.

William Turner
Affiant

My commission expires: August 7, 1971 (Affix Seal)

Carlie T. Ormsby
Notary Public

unimproved ( )
This is improved (X) property, known as 3328 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

WILLIAM TURNER AND WIFE, VELMA TURNER,

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

William Turner and wife, Velma Turner, their

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

Witness my *hand* *this* 4th *day of* ~~April~~ May, 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
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Earline T. Ormsby, 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 4th day of May, 19 71

Earline T. Ormsby Notary Public

Commission expires My Commission Expires AUGUST 7, 1971

B 13488

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IDENTIF. REFERENCE

MAY 4 2 33 PM '71

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

035-061-8

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WILLIAM TURNER AND WIFE,

VELMA TURNER

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

MAY-4??	CONV	17,150.00			
MAY-4??S'TAX			A*	44.46	
MAY-4??PR'FEE			A*	.50	
MAY-4??	W'DEED		A*	3.00	* 47.96