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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.Richard T.Duemler (NAME)	Fidelity Feddral Savings & (NAME) Loan Assn.	Map 136-B
108 Timber Ridge Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 57
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pd

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

TEN & NO/100 *Dollars,*

Cash in hand paid by Richard T. Duemler and wife, Barbara A. Duemler, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILHALL CORPORATION,

a Tennessee corporation, *has bargained and sold, and does hereby transfer and convey unto the said* RICHARD T. DUEMLER AND WIFE, BARBARA A. DUEMLER, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Priest Lake Park, Section 2, as of record in Book 4175, page 56,57,58, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4462, page 378, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4317, page 13; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, pages 56,57 and 58, said Register's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,950.00

Subscribed and sworn to before me, this the 13th day of May 19 71

Affiant Roger K. Yates

My commission expires: January 22-1973 (Affix Seal)

Notary Public Rachel K. Griffith

unimproved ( )
This is improved (X) property, known as 108 Timber Ridge Dr., 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 RICHARD T. DUEMLER AND WIFE, BARBARA A. DUEMLER, 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 Richard T. Duemler and wife, Barbara A. Duemler, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 13th *day of* May, 1971, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By Randall Phillips Jr.
President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Roger K. Yates, 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 Philhall Corporation, 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 13th day of May, 19 71

Roger K. Yates Notary Public.

Commission expires July 31, 1974

B 14708

IDENTIF. REFERENCE

MAY 13 3 10 PH '71

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY13	CONV	30,950.00			
MAY13	ST TAX		A*	80.34	
MAY13	PW FEE		A*	.50	
MAY13	W DEED		A*	3.00	* 83.84

04802-O

WARRANTY DEED

FROM

PHILHALL CORPORATION

TO

RICHARD T. DUEMLER AND WIFE,

BARBARA A. DUEMLER

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING