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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
William R. Warner et ux	Fidelity Federal Savings &	Map 116-5
5312 (NAME) Eulala Drive	Loan Association of Nashville 401 Union	Par. 86
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	pd

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)..... *Dollars,*

cash in hand paid by William R. Warner and wife Joan S. Warner, 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*

William R. Warner and wife Joan S. Warner, their

..... *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, known as Eulala Drive, being Lot No. 159, on the Planof Hickory Valley Subdivision, Section1, 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 and wife, 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 easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 75, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,100.00

Subscribed and sworn to before me, this the 17th day of May 19 71.

Affiant William R Warner

My commission expires: My Commission Expires August 7, 1971

Notary Public Earlene T. Oakley

unimproved ( ) This is improved (X) property, known as 5312 Eulala Drive, Nashville, Tennessee 37211
(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 R. Warner and wife, Joan S. Warner, their
.....
.....

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 R. Warner and wife, Joan S. Warner, their
.....
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* ..... *this* ..... 17th ..... *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.*

RANDALL PHILLIPS BUILDERS, INC.

.....

.....

President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Estelle 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 17th day of May, 19 71

Estelle T. Ormsby
Notary Public

Commission expires My Commission Expires AUGUST 7, 1971

MAY 17	CONV	24,100.00			
MAY 17	S'TAX		A*	62.66	
MAY 17	PR'FEE		A*	.50	
MAY 17	W'DEED		A*	3.00	* 66.16

04-1804-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WILLIAM R. WARNER ET UX

B 15027

IDENTIF. REFERENCE

MAY 17 2 39 PM '71

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING