BOOK 4504 PAGE 51

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.Willie M.Ridley,Jr. (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 80-7
3300 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 125
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 Willie M. Ridley, Jr. and wife, Sally G. Ridley, 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*
WILLIE M. RIDLEY, JR. AND WIFE, SALLY G. RIDLEY,
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. 462 on the Plan of Bordeaux Hills Subdivision, 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 4454, page 257, 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 $ 17,350.00

Subscribed and sworn to before me, this the 20th day of May, 19 71

Willie M. Ridley, Jr.
Affiant

My commission expires November 4, 1973
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3300 Cocoa Drive (House Number) (Street) Nashville, Tennessee 37218 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
WILLIE M. RIDLEY, JR. AND WIFE, SALLY G. RIDLEY,
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
Willie M. Ridley, Jr. and wife, Sally G. Ridley, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 20th *day of* May, 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.,
PHILLIPS CORPORATION

By: [signature]
President

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* him *self as* President.

Witness my hand and seal at office in Nashville, Tennessee *this* 20th *day of* May *, 19* 71

Douglas M. Grisham *Notary Public*

Commission expires November 4, 1973

041807-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WILLIE M. RIDLEY, JR. ET UX;

SALLY G. RIDLEY

MAY21 71 CONV 17,350.00
MAY21 71 S'TAX A* 44.98
MAY21 71 PR'FEE A* .50
MAY21 71 W'DEED A* 3.00 * 48.48

8 1 5 7 5 0

IDENTIFICATION REFERENCE

MAY 21 2 49 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY LOAN

Attorneys TITLE COMPANY
STAHLMAN BUILDING