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

WARRANTY DEED

(CORPORATE FORM)

BOOK 1507 PAGE 74 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James F. Patton, Jr. et ux	Fidelity Federal Savings & Loan	
(NAME)	Association of Nashville	
3411 Cocoa Drive		Map 80-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pac. 47
Nashville, Tennessee	401 Union, Nashville, Tenn. 37219	pd
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid by James F. Patton, Jr. and wife Sylvia H. Patton, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC.----------

has bargained and sold, and does hereby transfer and convey unto the said

James F. Patton, Jr. and wife Sylvia H. Patton, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, known as 3411 Cocoa Drive, being Lot No. 506, on the Plan of Bordeaux Hills, Section 8, as of record in Book 4463, page 728, 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 4463, page 728, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4397, page 742; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 113, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,450.00

Subscribed and sworn to before me, this the 2nd day of June 19 71.

James F. Patton, Jr.
Affiant

My commission expires: My Commission Expires August 2, 1971

Notary Public

unimproved ( )
This is improved (X) property, known as 3411 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

James F. Patton, Jr. and wife Sylvia H. Patton, 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

James F. Patton, Jr. and wife Sylvia H. Patton, their

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

Witness my *hand* *this* 2nd *day of* June, 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.

Randall Phillips

President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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
this 2nd *day of* June, *19* 71

Earline T. Ormsby
Notary Public

Commission expires My Commission Expires AUGUST 7, 1971

B 1 7 1 1 3

IDENTIF. REFERENCE

JUN 2 2 40 PM '71

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUN-21	CONV	15,450.00			
JUN-21	S TAX		A*	40.04	
JUN-21	PR FEE		A*	.50	
JUN-21	W DEED		A*	3.00	* 43.54

041811-8

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
JAMES F. PATTON, JR. ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING