WARRANTY DEED

(CORPORATE FORM) BOOK 4509 PAGE 197 Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mr.&Mrs.Eugene Russell (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 80-7
3308 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 127
Nashville, Tennessee 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 Eugene Russell and wife, Mary Russell, 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*

EUGENE RUSSELL AND WIFE, MARY RUSSELL,

their *(successors), heirs and assigns,*

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

Land in the 13th Civil District of Davidson County, being Lot No. 464, on the Plan of Bordeaux Hills, 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 4463, page 728, 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; and to an easement to Tennessee Electric Power Company, of record in Book 1038, page 454, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,050.00

Subscribed and sworn to before me, this the 8th day of June 19 71.

Affiant Eugene Russell

Notary Public Evelyn T. Ormsby

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

unimproved ( )
This is improved (X) property, known as 3308 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

EUGENE RUSSELL AND WIFE, MARY RUSSELL,

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

Eugene Russell and wife, Mary Russell,

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

Witness my hand this 8th day of May 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.

By: 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, Tennessee, *this* 8th *day of* ~~####~~ June, *19* 71

Earline T. Ormsby
Notary Public

My Commission Expires AUGUST 7, 1971

Commission expires .....

JUN-9?? CONV 17,050.00
JUN-9?? S'TAX A* 44.20
JUN-9?? PR'EE A* .50
JUN-9?? W'DEED A* 3.00 * 47.70

035073-9

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
EUGENE RUSSELL AND WIFE,
MARY RUSSELL

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 1 8 1 0 5

IDENTIF. REFERENCE

JUN 9 9 32 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING