Mail to Customer

BOOK 4516 PAGE 793

This Instrument Was Prepared By
GINNEY, 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
~~James R. Osborne~~ (single (NAME)	Fidelity Federal Savings & Loan (NAME) Association of Nashville	Map 80-7
3321 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 119
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

cash in hand paid by James R. Osborne, single, the receipt of which is hereby acknowledged, and for other good and valuable consideration, RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation----------

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

James R. Osborne, his

(successors), heirs and assigns,

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

Being Lot No. 456 in the 13th Civil District of said County, 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 for a more complete description. to be made.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Andrew Ewing, Trustee, of record in Book 4463, page 728, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4397, page 742, Section 8, and Book 4405, page 427, Section 9, Register's Office for Davidson County, Tennessee; and easements, setback lines, conditions of owner's certificate of record in Book 4175, page 11 and Book 4175, page 116, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,850.00

Subscribed and sworn to before me, this the 1st. day of ~~June~~ July 19 71

Affiant James R. Osborne

My commission expires: (Affix Seal)

Notary Public Earline T. Osmby

My Commission Expires AUGUST 7, 1971

unimproved ( )
This is improved (X) property, known as 3321 Cocoa Drive, Nashville, Tennessee 37219
(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 R. Osborne (single), his

(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 R. Osborne, his

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

Witness my *hand this* 1st. *day of* ~~June~~ July, 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* 1st. *day of* July, *19* 71

Earline T. Ormsby *Notary Public*

My Commission Expires AUGUST 7, 1971
Commission expires

JUL-2	[illegible]	16,850.00			
JUL-2	TAX		A*	43.68	
JUL-2	FEE		A*	.50	
JUL-2	[illegible]		A*	4.00	* 48.18

B 21479

IDENTIF. REFERENCE

JUL 2 2 55 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

041827-1

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES R. OSBORNE (Single)

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING