# WARRANTY DEED

(CORPORATE FORM)

Form #WDS

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs.Charles M. Miller (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | Map 80-7 |
| 3304 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par. 126 |
| Nashville, Tennessee 37218 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | RW |

*FOR AND IN CONSIDERATION of the sum of* ($10.00) - - - - - - - - - - - - - - - - - -

TEN & NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars*,

Cash in hand paid by Charles M. Miller and wife, Annie Lou Miller, 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*

CHARLES M. MILLER AND WIFE, ANNIE LOU MILLER

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, Register's Office for said County.

Said Lot No. 463 fronts 35.34 feet on the easterly side of Cocoa Drive and extends back 156.49 feet on the northerly line and 201.34 feet on the southerly line, to a dead line on which it measures 166.84 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Book 4454, page 256, 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 $ 17,050.00

Subscribed and sworn to before me, this the 12th day of July, 1971

Charles M. Miller
Affiant

My commission expires: November 4, 1973 (Affix Seal)

Douglas M. Frishman
Notary Public

(unimproved) This is improved (X) property, known as 3304 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*

Charles M. Miller and wife, Annie Lou Miller,

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*

Charles M. Miller and wife, Annie Lou Miller,

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

*Witness* my *hand this* 12th *day of* July, 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.

By Randall Phillips
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 himself 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 himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of July, 19 71.

Douglas M. Grisham Notary Public

Commission expires November 4, 1973

B 22760

IDENTIF. REFERENCE

Jul 14 9 35 AM '71 JUL 14 CONV 17,050.00
JUL 14 STAX A* 44.20
FELIX A. WILSON II REGISTER JUL 14 RECFEE A* .50
DAVIDSON COUNTY, TENN. JUL 14 MTGTAX A* 4.00 * 48.70

04832-7

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CHARLES M. MILLER AND WIFE,

ANNIE LOU MILLER

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING