This Instrument Was Prepared By
BOOK 1521 PAGE 79 KINNEY, LACKEY, CHERRAU & CASTLEMAN
213 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. George Edward Ganaway	Fidelity Federal Savings & Loan	Map 80-F
(NAME)	(NAME) Association	Pc. 133
3332 Cocoa Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tennessee 37219	
(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 George Edward Ganaway and wife, Janie Ruth Ganaway, 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* GEORGE EDWARD GANAWAY AND WIFE, JANIE RUTH GANAWAY their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 470 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 easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 116, R.O.D.C., Tennessee; and to an easement to Tennessee Electric Power Company in Book 1038, page 454, R.O.D.C., Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 17.150.00

Subscribed and sworn to before me, this the 15th day of July 19 71

Affiant George Edward Ganaway
Affiant Janie Ruth Ganaway

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

Notary Public

unimproved ( )
This is improved (X) property, known as 3332 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 GEORGE EDWARD GANAWAY AND WIFE, JANIE RUTH GANAWAY 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 GEORGE EDWARD GANAWAY AND WIFE, JANIE RUTH GANAWAY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* 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:
Vice-President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Douglas M. Grisham a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged self to be Vice President of the RANDALL PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that he as such Vice-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 Vice-President

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of July, 19 71

Commission expires November 4, 1973

Douglas M. Grisham Notary Public

001877-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

GEORGE EDWARD GANAWAY AND WIFE
JANIE RUTH GANAWAY

JUL 16 CONV 17,150.00
JUL 16 STAX A* 44.46
JUL 16 PR'FEE A* .50
JUL 16 MDEED A* 4.00 * 48.96

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE

3-23-3-37

IDENTIF. REFERENCE

JUL 16 3 53 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING