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This Instrument Was Prepared by
DENNEY, 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
Mr. and Mrs. Chas. E. Smith (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 162.5
299 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pac. 100
Nashville, Tennessee 37211 (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 Charles E. Smith and wife, Judith M. Smith, 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 E. SMITH AND WIFE, JUDITH M. SMITH,

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Hickory Valley Subdivision, Section 1, as of record in Book 4175, page 75, 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 Clyde H. Delvin, Jr. and wife, Margaret Will Delvin, of record in Book 4314, page 657, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4353, page 54; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Plat Book 4175, page 75, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,700.00

Subscribed and sworn to before me, this the 21st day of July, 1971

Affiant

My commission expires: MAR 12 1972

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 299 Ocala Drive (House Number) Nashville, Tennessee 37211 (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 E. SMITH AND WIFE, JUDITH M. SMITH

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 E. Smith and wife, Judith M. Smith, their

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

Witness my hand this 21st 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 Jr.

Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, James C. Gardner, Jr., *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* him *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* 21st *day of* July, *19* 71.

Commission expires My Commission Expires MAY 10, 1972 — *Notary Public*

001880-7

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CHARLES E. SMITH AND WIFE,

JUDITH M. SMITH

JUL 26 71 CONV 24,700.00

JUL 26 71 S'TAX A* 64.22

JUL 26 71 PR'FEE A* .50

JUL 26 71 W'DEED A* 4.00 * 68.72

B 24229

IDENTIF. REFERENCE

JUL 26 10 12 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING