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WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. John W. Cortner (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 162-5
305 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pc. 128
Nashville, Tenn. 37211 (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 John W. Cortner and wife Rebecca Ann Cortner

and other good and valuable consideration, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS,

A Tennessee corporation ..... *has bargained and sold, and does hereby transfer and convey unto the said*

..... JOHN W. CORTNER AND WIFE REBECCA ANN CORTNER .....

..... their ..... *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Hickory Valley Subdivision, Section 2, of record in Book 4175, page 158, Register's Office for said County, to which plan reference is here made for description.

Being a portion of the property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4469, page 847; easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 158, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,800.00

Subscribed and sworn to before me, this the 23rd day of July 19 71

Affiant John W Cortner

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

Notary Public Carlene T. Ormsby

unimproved ( )
This is improved (X) property, known as 305 Ocala Drive (House Number) (Street) Nashville, Tennessee 37211 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 .....

..... JOHN W. CORTNER AND WIFE REBECCA ANN CORTNER .....

..... 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 .....

..... JOHN W. CORTNER AND WIFE REBECCA ANN CORTNER ..... their .....

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

Witness our *hand* ..... *this* 23rd ..... *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.*

.....

Lunsford M. Hollins Jr. Pres.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Earline T. Ormsby, 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 this 23rd day of July, 19 71

Earline T. Ormsby Notary Public

Commission expires My Commission Expires AUGUST 7, 1974

JUL26 71 CONV 24,890.00
JUL26 71 STAX A* 64.74
JUL26 71 PR'FEE A* .50
JUL26 71 DEED A* 4.00 * 69.24

04-1837-6

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO JOHN W. CORTNER AND WIFE BEBECCA ANN CORTNER

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 24338

IDENTIF. REFERENCE

JUL 26 3 11 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING