BK 4526

BOOK 4526 PAGE 92

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201
Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. and Mrs. John E. Driver (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	
3348 Hospital Lane (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 80-7
Nashville, Tennessee 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 199

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

TEN & NO/100- *Dollars,*

Cash in hand paid by John E. Driver and wife, Lottie M. Driver, 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*

JOHN E. DRIVER AND WIFE, Lottie M. Driver,

their *(successors), heirs and assigns,*

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

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 443 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 made for complete description.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Andrew Ewing, Trustee, of record in Book 4446, page 855, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4405, page 427; and to easements, setback lines, conditioned 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 $ 15,450.00

Subscribed and sworn to before me, this the 3rd. day of August 19 71.

Affiant

My commission expires: (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3348 Hospital Lane, Nashville, Tennessee
(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

JOHN E. DRIVER AND WIFE, LOTTIE M. DRIVER,

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 unincumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

John E. Driver and wife, Lottie M. Driver, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 3rd. *day of* August, 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 }

BOOK 4526 PAGE 93

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* 3rd. *day of* ~~March~~ August, 19 71.

Earline T. Ormsby
Notary Public

Commission expires

B 25554

IDENTIF. REFERENCE

Aug 4 10 22 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-4[illegible]	CONV	15,450.00			
AUG-4[illegible]	S'TAX		A*	40.04	
AUG-4[illegible]	PR'FEE		A*	.50	
AUG-4[illegible]	W'DEED		A*	4.00	* 44.54

035084-3

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOHN E. DRIVER AND WIFE,

LOTTIE M. DRIVER

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING