BOOK 4528 PAGE 951

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas P. Lunn et ux. (NAME)	First Fed. Savings & Loan Assoc. (NAME)	Map 61-15
1207 Sunnymeade Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union Streets (STREET ADDRESS)	Par. 143
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eight Hundred and No/100---------- ($800.00) -----*DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and for the remaining $9,754.91 representing the approximate unpaid balance of a deed of trust executed by Charles E. Smith and wife, Judith M. Smith, to First Federal Savings & Loan Association, which deed of trust is of record in Book 4254, page 838, Register's Office for Davidson County, Tennessee, and by reference said deed of trust is made a part of this instrument as fully as if copied herein in detail.

Randall Phillips Builders, Inc., a Tennessee corporation,

/ has ~~xxxx~~ *have bargained and sold, and by these presents do transfer and convey unto* does

the said Thomas P. Lunn and wife, Lynette Lunn, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 82 of Block "D" on the Map of the Re-Subdivision of Sunnymeade, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 82 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property that was last conveyed to Randall Phillips Builders, Inc. by deed from Charles E. Smith and wife, Judith M. Smith, as the same appears of record in Book 4265, page 836, Register's Office for said County.

All escrow accounts, taxes and insurance are transferred to the purchasers. This conveyance is subject to restrictions, easements and set-back lines applicable to said property. All escrow accounts are transferred to the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10,554.91

Subscribed and sworn to before me, this the 13 day of August, 19 71

Affiant

My commission expires: 7-5-1977 (Affix Seal)

Notary Public

AUG 13	CONV	10,554.91			
AUG 13	S'TAX		A*	27.56	
AUG 13	PR'FEE		A*	.50	
AUG 13	R'DEED		A*	8.00	* 36.06

unimproved ( )
This is improved (X) property, known as 1207 Sunnymeade Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas P. Lunn and wife, Lynette Lunn, *their heirs and assigns, forever.*

And it do/es covenant with the said Thomas P. Lunn and wife, Lynette Lunn, *that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for the balance of a deed of trust of record in Book 4265, page 838, Register's Office for Davidson County, Tennessee, all of said balance being assumed and will be paid by the Grantees herein.

And Randall Phillips Builders, Inc. *do/es further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas P. Lunn and wife, Lynette Lunn, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my hand this 13th *day of* August, *19* 71, *the corporate party, if any, 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
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lunsford W. Hollins Jr. *, 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 purpose therein contained, by signing the name of the corporation by* him self *as* President

Witness my hand and seal, at office in Nashville, *this* 13th *day of* August *, 19* 71

Lunsford W. Hollins Jr.
Notary Public

Commission Expires Feb 5, 1972

326839

BOOK 4528 PAGE 954

IDENTIF. REFERENCE

AUG 13 12 54 PM '71

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC

TO

THOMAS P. LUNN and wife,
LYNETTE LUNN

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE