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

BOOK 4531 PAGE 404

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Richard K. Bastin	Fidelity Federal Savings &Loan	
(NAME) 3807 Syfert Lane	(NAME) Association 401 Union Street	Map 148-6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 79
(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 Richard K. Bastin and wife, Maria M. Bastin, 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* RICHARD K. BASTIN AND WIFE, MARIA M. BASTIN their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee being Lot No. 90, on the plan of Murray Heights Subdivision of record in Book 2663, page 37, R.O.D.C., Tennessee,, to which plan reference is here made for description.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from James Madell Davidson and wife, Virginia of record in Book 4522, page 91, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 16,100.00

Subscribed and sworn to before me, this the 23rd day of August 1971.

Affiant Richard K. Bastin

My commission expires: My Commission Expires APRIL 30, 1975 (Affix Seal)

Notary Public James L. Hollister

unimproved ( )
This is improved (X) property, known as 3807 Syfert Lane, (House Number) (Street) Nashville, Tennessee 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 RICHARD K. BASTIN AND WIFE, MARIA M. BASTIN 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 Richard K. Bastin and wife, Maria M. Bastin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S. *this* 23rd *day of* August, 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.

Lunsford M. Hollins Jr.

VICE PRESIDENT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, James D. Huddleston, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr. Vice President, *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 being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* self *as* Vice-President.

Witness my hand and seal, at office in Nashville, Tenn., *this* 23rd *day of* August, *19* 71.

My Commission Expires APRIL 30, 1975

James D. Huddleston *Notary Public*

Commission expires .....

AUG23'71 CONV 16,100.00
AUG23'71 S'TAX A* 41.86
AUG23'71 PR'FEE A* .50
AUG23'71 W'DEED A* 4.00 * 46.36

041851-O

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO RICHARD K. BASTIN AND WIFE MARIA M. BASTIN

B 27998

IDENTIF. REFERENCE

AUG 23 3 30 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING