BOOK 4533 PAGE 225

This Instrument Was Prepared By
DENNEY, LACKEY. CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee E0372 WDS

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Ernestine Terry (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 80-1
3313 Cocoa Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 121
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of ($10.00)- - - - - - - - - - - - - - - - - - -
TEN & NO/100- Dollars,

Cash in hand paid by Ernestine Terry, a widow, and other good and valuable consideration, receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC., has bargained and sold, and does hereby transfer and convey unto the said ERNESTINE TERRY, a widow, her (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. 458 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, 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 Andrew Ewing, Trustee, of record in Book 4463, page 728, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4405, page 427; and to easements, setback lines, conditions 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 $ 16,850.00

Subscribed and sworn to before me, this the 27th day of August 19 71

Ernestine Terry
Affiant

My commission expires: My Commission Expires APRIL 30, 1975

(Affix Seal)

James D. Hollister
Notary Public

unimproved ( )
This is improved (X) property, known as 3313 Cocoa Drive, 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 ERNESTINE TERRY, her (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 Ernestine Terry, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 27th 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.

By: Lunsford M. Hollins Jr.

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., *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* V. Pres. *of the* Randall Phillips Builders, Inc., *the within named bargainor, a corporation, and that* he *as such* V. Pres. *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* V. Pres.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 27th *day of* August, *19* 71.

My Commission Expires APRIL 30, 1975 James D. Huddleston *Notary Public*

Commission expires .....

035,088-4

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

ERNESTINE TERRY, a widow

B 28807

IDENTIF. REFERENCE

AUG 30 3 48 PH '71

FELIX ... WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

AUG 30	CONV . .	16,850.00				
AUG 30	S TAX		A*	43.68		
AUG 30	PB FEE		A*	.50		
AUG 30	W DEED		A*	4.00	*	48.18