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# WARRANTY DEED

(CORPORATE FORM) 218 Third Avenue North
Nashville, Tennessee 37201 Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Howard M. Comstock et ux (NAME) | Fidelity Federal Savings & Loan Association (NAME) of Nashville | Map 162 5 |
| 294 Townes Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par. 78 |
| Nashville, Tenn., (CITY) (STATE) (ZIP) | Nashville, Tennessee (CITY) (STATE) (ZIP) | |

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

cash in hand paid by HOWARD M. COMSTOCK AND WIFE, APRIL COMSTOCK, and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC.----------

*has bargained and sold, and does hereby transfer and convey unto the said*
HOWARD M. COMSTOCK AND WIFE APRIL COMSTOCK
their *(successors), heirs and assigns,*
*certain real estate in* Davidson *County, Tennessee, as follows:*,

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Hickory Valley Subdivision, Section I, as of record in Book 4175, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

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

This conveyance is made subject to restrictions of record in Book 4353, page 54; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 75, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,500.00

Subscribed and sworn to before me, this the 24th day of September 19 71

Affiant

My commission expires: My Commission Expires APRIL 30, 1975

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as ..... (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*
Howard M. Comstock et ux April Comstock
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*
Howard M. Comstock et ux April Comstock, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 24th *day of* September, 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 Lunsford M. Hollins Jr.
Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Hollister, a Notary Public of the State and County aforesaid personally appeared Lunsford M. Hollins, Vice-President, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Randell Phillips Elders 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, Tennessee, this 24th day of September, 19 71.

James D. Hollister
Notary Public

Commission expires 4-30-75

JAMES D. HOLLISTER NOTARY PUBLIC DAVIDSON COUNTY

SEP 27 CONV 23,500.00
SEP 27 S'TAX A* 61.10
SEP 27 PR'FEE A* .50
SEP 27 W'DEED A* 4.00 * 65.60

041868-1

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

HOWARD M. COMSTOCK ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 32058

IDENTIF. REFERENCE

SEP 27 2 55 PM '71

FELIX Z. HARRISON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING