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

# WARRANTY DEED

(CORPORATE FORM)

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Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Mrs. Alice Virginia Joyce (NAME) | Fidelity Federal Savings & (NAME) Loan Assn. | Map 108 |
| 3245 Briarwick Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Par. 323 |
| Nashville, Tennessee 37218 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | Pul |

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

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

Cash in hand paid by Alice Virginia Joyce, 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*

ALICE VIRGINIA JOYCE, unmarried,

her *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.

Being property conveyed to Randall Phillips Builders, Inc., by deed from Jones Homes, Inc., of record in Book 4463, page 76, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 4495, page 859; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plat of record in Book 4460, page 9, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,450.00

Subscribed and sworn to before me, this the 28th day of September 1971

Affiant

My commission expires: November 4, 1973
(Affix Seal)

Notary Public

This is improved ( X ) unimproved ( ) property, known as 3245 Briarwick Dr. (House Number) Nashville, (Street) Tennessee (P. O. Address:) 37218 (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*

ALICE VIRGINIA JOYCE, unmarried,

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*

Alice Virginia Joyce, her

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 28th *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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Before me,* Douglas M. Grisham, *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* him *self to be* Vice-President *of the* Randall Phillips Builders, 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* 28th *day of* September, *19* 71.

Douglas M. Grisham *Notary Public*

*Commission expires* November 4, 1973

035095-6

**WARRANTY DEED**

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

ALICE VIRGINIA JOYCE, unmarried

SEP 29 75 CONV 16,450.00
SEP 29 75 S TAX A* 42.64
SEP 29 75 PR FEE A* .50
SEP 29 75 W DEED A* 4.00 * 47.14

FIDELITY FEDERAL SAVINGS

B 3 2 4 5 9

IDENTIF. REFERENCE

SEP 29 3 51 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING