BOOK 4541 PAGE 345

This Instrument Was Prepared by

WARRANTY DEED

BENNEY, LACKEY, CHERNAU & CASTLEMAN

(CORPORATE FORM)

218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mr. and Mrs. James Paul Buford	Fidelity Federal Savings & Loan	Map 60-7
(NAME)	Association of Nashville	
3301 Cocoa Drive	401 Union Street	Par 124
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37218	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,* cash in hand paid by James Paul Buford and wife Helen C. Buford, the receipt of which is hereby acknowledged, and other good and valuable consideration,----------

RANDALL PHILLIPS BUILDERS, INC.----------

has bargained and sold, and does hereby transfer and convey unto the said James Paul Buford and wife Helen C. Buford, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot 461 on the Plan of Bordeaux Hills Subdivision, Section 9, Book 4175, page 116, 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 Andrew Ewing, Trustee, as of record in Book 4449, page 551, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4405, page 427, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 116, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,050.00

Affiant

Subscribed and sworn to before me, this the 29th day of Sept, 19 71

Notary Public

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

unimproved ( )
This is improved (X) property, known as 3301 Cocoa Drive (House Number) Nashville, Tennessee (Street) 37218 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 JAMES PAUL BUFORD AND WIFE HELEN C. BUFORD, 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 JAMES PAUL BUFORD AND WIFE HELEN C. BUFORD, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 29th *day of* Sept. 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. Kellick Jr.

BOOK 4541 PAGE 346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, 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 29th day of September, 19 71

Douglas M. Grisham Notary Public

Commission expires November 4, 1973

PUBLIC
STATE OF TENNESSEE
LARGE

041873-7

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES PAUL BUFORD AND WIFE HELEN C. BUFORD

SEP 30 71 CONV 17,050.00
SEP 30 71 S'TAX A* 44.20
SEP 30 71 PG'FEE A* .50
SEP 30 71 W'DEED A* 4.00 * 48.70

B 32605

IDENTIF. REFERENCE

SEP 30 3 45 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING