BOOK 4546 PAGE 547 This Instrument Was Prep
DENNEY, LACKEY, CHERNAU &
218 Third Avenue No
Nashville, Tennessee 372

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

Mailing Address Apt.44
5515 Country Drive Nash.,Tenn. 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. John B. Cummins, Jr. and wife (NAME) Mrs. Nelle C.	Fidelity Federal Savings & (NAME) Loan Association	Map 162-5C
Bldg. #1, Apt. #5 Town (STREET ADDRESS OR ROUTE NUMBER) House, Hickory Valley	401 Union (STREET ADDRESS)	Pcl. 5
Condominium	Nashville, Tennessee	
(CITY) Nashville, (STATE) Tennessee (ZIP)	(CITY) 37219 (STATE) (ZIP)	Pcl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00) Dollars,
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation has bargained and sold, and does hereby transfer and convey unto the said John B. Cummins, Jr. and wife Nelle C. Cummins, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

A certain Condominium Apartment in Nashville, Davidson County, Tennessee, described as follows, to-wit: Town House Building #1, Apartment #5, in Hickory Valley Condominium, a horizontal property regime, in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which reference is hereby made.

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

This conveyance is made subject to all provisions, including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office; the By-Laws for the administration of the building, easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,750.00

Subscribed and sworn to before me, this the 18th day of October 19 71

Affiant

My commission expires:

(Affix Seal)

Notary Public

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unimproved ( )
This is improved (X) property, known as Town House Bldg. #1, Apt. 5, Hickory Valley Condominium (House Number) (Street) P. O. Address: Nashville, (City or Town) Tenn.

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

John B. Cummins, Jr. and wife Nelle C. Cummins, 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 .....

John B. Cummins, Jr. and wife Nelle C. Cummins, their

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

Witness my *hand* ..... *this* 18th. *day of* October, *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: Randall Phillips
President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earline T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that he as such 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 President

Witness my hand and seal, at office in Nashville this 18th day of October 19 71

Earline T. Ormsby Notary Public.

My Commission Expires AUG. 9, 1975

Commission expires

OCT20 CONV 22,750.00
OCT20 STAX A* 59.02
OCT20 PRTFEE A* .50
OCT20 RECFEE A* 6.00 * 65.52

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
JOHN B. CUMMINS, JR. AND WIFE
NELLE C. CUMMINS

019734-4

B 3 4 9 4 6

IDENTIF. REFERENCE

OCT 20 3 19 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING