Mail to Grantee

BOOK 4558 PAGE 22

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Theodis Elzie and wife, Mrs. Patricia Elzie (NAME)	Fidelity Federal Savings & Loan Association of Nashville (NAME)	Map 86-B Pcl. 327
3223 Briarwick Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

cash in hand paid by Theodis Elzie and wife Patricia Elzie, 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

Theodis Elzie and wife Patricia Elzie, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 97, 3223 Briarwick Drive, as shown on the Bordeaux Hills Addition Plan, of record in Book 4460, page 9, Register's Office for said County.

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

This conveyance was made subject to restrictions of record in Book 4495, page 859, Register's Office for Davidson County, Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 9, 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 $ 17,500.00

Subscribed and sworn to before me, this the 1st day of December 19 71

Theodis Elzie
Affiant

My commission expires: My Commission Expires AUG. 3, 1975
(Affix Seal)

Earlene T. Ormsby
Notary Public

unimproved ( )
This is improved (X) property, known as 3223 Briarwick Drive, Nashville, Tennessee 37218
(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

Theodis Elzie and wife Patricia Elzie, 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

Theodis Elzie and wife Patricia Elzie, their

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

Witness my hand this 1st day of December, 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: Lunford M. Hollins Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earline T. Ormsby, 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 this 1st day of December, 19 71

Earline T. Ormsby
Notary Public

My Commission Expires AUG. 9, 1975
Commission expires

DEC-2 CONV 17,500.00
DEC-2 STAX A* 45.50
DEC-2 PREEE A* .50
DEC-2 MDEED A* 4.00 * 50.00

Q41899-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

THEODIS ELZIE ET UX

B 39950

IDENTIF. REFERENCE

Dec 2 2 53 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING