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FORM NO. WD-1

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 19 71

Notary Public

MY COMMISSION EXPIRES: [illegible] 30 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Peter Buschauer and wife ~~Mrs.~~ Sheila J. Buschauer	Fidelity Federal Savings & Loan Association (NAME)	Map 116 5 Pcl. 163
5425 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	~~401 Union~~ (STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE Randall Phillips Builders, Inc., a Tennessee corporation,~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peter Buschauer and wife Sheila J. Buschaue r,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot 58, as shown on the plan of the Hickory Valley Subdivision, Section II, as of record in Book 4175, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being 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 Davidson County, Tennessee.

This conveyance was made subject to restrictions of record in Book 4469, page 847, 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 4175, page 158, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5425 Country Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of December, 19 71

Randall Phillips Builders, Inc.

Lunsford M. Hollins Jr.
Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, James D. Huddleston, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted and who upon ~~(his oath) (their several oaths)~~ acknowledged ~~(himself) (themselves)~~ to be the Vice Presidt. and ~~x x x x x~~ respectively of the ~~Randall Phillips Builders, Inc,~~ the within named bargainor, a corporation, and that (he) as such Vice President and ~~(they)~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vice President as such Vice Presidt, ~~and attesting the same by the said _____ as such _____~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of December, 1971.

My commission expires My Commission Expires APRIL 30, 1975

James D. Huddleston
Notary Public

00-1916-7

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

PETER BUSCHAUER AND WIFE
SHEILA J. BUSCHAUER

B 42435

IDENTIF. REFERENCE

DEC 22 3 53 PM '71

FELIX A. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC22	CONV	29,950.00			
DEC22	S'TAX		A*	77.74	
DEC22	PB'FEE		A*	.50	
DEC22	W'DEED		A*	4.00	* 82.24