THIS INSTRUMENT PREPARED BY
BURNLEY, DARDEN, HOSKINS & FISHER
21st Floor, Commerce Union Bank
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

BOOK 4572 PAGE 810

(CORPORATE FORM)

Form #WDS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Billy C. Vaden and wife Beverly A. Vaden (NAME)	Fidelity Federal Savings & Loan Association of Nashville (NAME)	Map 136 Par. 169
117 Coastal Court E. (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Pd

FOR AND IN CONSIDERATION of the sum of TENAND NO/100---------- ($10.00) *Dollars,*
cash in hand paid by Billy C. Vaden and wife Beverly A. Vaden, the receipt of which is hereby acknowledged, and other good and valuable consideration, PHILHALL CORPORATION, a Tennessee corporation,

has bargained and sold, and does hereby transfer and convey unto the said Billy C. Vaden and wife Beverly A. Vaden, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot 169 as shown on Priest Lake Park, Section 4, of record in Book 4460, pages 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This conveyance was made subject to restrictions of record in Book 4505, page 774, 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, pages 15-17, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,900.00

Subscribed and sworn to before me, this the 27th day of January 19 72

Affiant

My commission expires: May 7, 1974
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) ( ) property, known as 117 Coastal Court E., Nashville, Tennessee 37214
(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 Billy C. Vaden and wife Beverly A. Vaden, 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 Billy C. Vaden and wife Beverly A. Vaden, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* January, *19* 72 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By: Charles Wellons, Jr.
Vice President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs. Joe L. Jenkins, *a Notary Public of the State and County aforesaid, personally appeared* Charlie Wells, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Philhall Corporation, *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* 27th *day of* January, *19* 72.

Mrs Joe L Jenkins *Notary Public*

Commission expires May 7, 1974

JAN28 72 CONV 38,900.00
JAN28 72 S'TAX A* 101.14
JAN28 72 PR'FEE A* .50
JAN28 72 W'DEED A* 4.00 * 105.64

041905-S

WARRANTY DEED

FROM
PHILHALL CORPORATION
TO
BILLY C. VADEN AND WIFE

R 46738

IDENTIF REFERENCE

JAN 28 3 12 PH '72

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING