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

WARRANTY DEED

(CORPORATE FORM)

BOOK 4573 PAGE 69

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.James E.Hall,Jr. (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	Map 162-5
312 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Pcl. 179
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Grp.

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN & NO/100 *Dollars,*

Cash in hand paid by James E. Hall, Jr. and wife, Linda W. Hall, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC., *has bargained and sold, and does hereby transfer and convey unto the said* JAMES E. HALL, JR. AND WIFE, LINDA W. HALL *their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Hickory Valley, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which plan reference is here made for description.

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

This conveyance is made subject to restrictions of record in Book 4469, page 847; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 158, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 24,750.00

Subscribed and sworn to before me, this the 28th day of January 19 72.

Affiant

My commission expires: My Commission Expires APRIL 30, 1975

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 312 Ocala Drive (House Number) Nashville (Street) Tennessee 37211 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 E. HALL, JR. AND WIFE, LINDA W. HALL, *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 E. Hall, Jr. and wife, Linda W. Hall, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 28th *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.*

RANDALL PHILLIPS BUILDERS, INC.

By: Randall Phillips
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Huddleston, *a Notary Public of the State and County aforesaid, personally appeared* Randall Phillips, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *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* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 28th *day of* January, 1972

James D. Huddleston *Notary Public*

Commission expires My Commission Expires APRIL 30, 1975

01522-2

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES E. HALL, JR. AND WIFE,

LINDA W. HALL

JAN31 72 CONV 24,750.00
JAN31 72 S'TAX A* 64.22
JAN31 72 PR'FEE A* .50
JAN31 72 W'DEED A* 4.00 * 68.72

B 4 6 8 6 8

IDENTIF. REFERENCE

JAN 31 2 26 PH '72

FELIX A. ROSS, JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

001922-2

STATE OF TENNESSEE
FHA FORM NO. 2179m
Revised April 1971

BOOK 4573 PAGE 71

DENNEY, LACKEY, CHERNAU & CASTELLANI
218 Third Avenue North
Nashville, Tennessee 37201

This form is used in connection with deeds of trust insured under the one-to four-family provisions of the National Housing Act.

DEED OF TRUST

THIS INDENTURE, Made and entered into this 28th *day of* January , 19 72 , *by and between*

JAMES E. HALL, JR. AND WIFE, LINDA W. HALL

, party of the first part,

VALEN LACKEY, JR., Trustee(s), party of the second part, and

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE , a corporation

organized and existing under the laws of ACT OF CONGRESS, date 6-13-33 , having its principal office and post-office address at Nashville, Tennessee party of the third part,

WITNESSETH, That the party of the first part, in consideration of the debt and trust hereinafter mentioned and created, and the sum of One Dollar ($1.00) to him in hand paid, the receipt of which is hereby acknowledged, does by these presents, sell, transfer, and convey unto the party of the second part, his successors in trust, and assigns, forever, the following-described land situated in County of Davidson , and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Hickory Valley, Section 2, as of record in Book 4175, page 158, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to James E. Hall, Jr. and wife, Linda W. Hall, by deed from Randall Phillips Builders, Inc., of record in Book ____, page ___, said Register's Office.

The mortgators covenant and agree that so long as this mortgage and the note secured hereby are insured under the provisions of the National Housing Act, they will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed.

together with all the privileges and appurtenances thereunto belonging, including all plumbing, heating, and lighting fixtures now or hereafter attached to or used in connection with said premises, and all the rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD the same to the party of the second part, his successors in trust, and assigns, forever.

AND the party of the first part convenants with the party of the second part, his successors in trust, and assigns, that he is lawfully seized in fee of said premises, that the same are free and clear of all taxes, liens, and encumbrances whatsoever, that he has good right, full power and lawful authority to convey the same, and that he will warrant and forever defend the title thereto against the lawful claims of any and all persons whomsoever.

This conveyance is made in trust, however, to secure the payment of the principal sum of TWENTY-THREE THOUSAND THREE HUNDRED & NO/100- - - - - - - - - - - - - - - Dollars ($ 23,300.00), evidenced by a promissory note of even date herewith, executed by party of the first part to party of the third part, with interest from date at the rate set forth in said note on the unpaid balance until paid. The said principal and interest shall be payable at the office of Fidelity Federal Savings & Loan Association in Nashville, Tennessee , or at such other place as the holder of the note may designate in writing, in monthly installments of ONE HUNDRED FIFTY-FIVE & 18/100- - - - - - - - - - - - - - - - - Dollars ($ 155.18), commencing on the first day of March , 19 72 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February , 2002.

The party of the first part, in order more fully to protect the security of this Deed of Trust, does hereby covenant and agree as follows:

1. That he will pay the indebtedness as herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment; and provided further that in the event the debt is paid in full prior to maturity and at that time it is insured under the provisions of the National Housing Act, he will pay to the party of the third part an adjusted premium charge of one per centum (1%) of the original principal amount thereof, except that in no event shall the adjusted premium exceed the aggregate amount of premium charges which would have been payable if this Deed of Trust and the Note secured hereby had continued to be insured until maturity; such payment to be applied by the party of the third part upon its obligation to the Secretary of Housing and Urban Development on account of mortgage insurance.

2. That, together with and in addition to the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the party of the third part, on the first day of each month until the note is fully paid, the following sums:

(a) An amount sufficient to provide the holder hereof with funds to pay the next mortgage insurance premium if this instrument and the note secured hereby are insured, or a monthly charge (in lieu of a mortgage insurance premium) if they are held by the Secretary of Housing and Urban Development, as follows:

(I) If and so long as said note of even date and this instrument are insured or are reinsured under the provisions of the National Housing Act, an amount sufficient to accumulate in the hands of the holder one (1) month prior to its due date the annual mortgage insurance premium, in order to provide such holder with funds to pay such to the Secretary of Housing and Urban Development pursuant to the National Housing Act, as amended, and applicable Regulations thereunder; or

(II) If and so long as said note of even date and this instrument are held by the Secretary of Housing and Urban Development, a monthly charge (in lieu of a mortgage insurance premium) which shall be in an amount equal to one-twelfth (1/12) of one-half (1/2) per centum of the average outstanding balance due on the note computed without taking into account delinquencies on prepayments;