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

WARRANTY DEED

(CORPORATE FORM)

BOOK 4577 PAGE 573

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.William E.Eubank (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	
304 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Map 162-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Par. 162 PW

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

Cash in hand paid by William E. Eubank and wife, Laura Jane Eubank, 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* WILLIAM E. EUBANK AND WIFE, LAURA JANE EUBANK, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, Register's Office for said County, to which plan reference is here made for description.

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

This conveyance is made subject to restrictions of record in Book 4522, page 528; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4300, page 111, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,500.00

Subscribed and sworn to before me, this the 17th day of February 19 72

x William E. Eubank
Affiant

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

James D. Huddleston
Notary Public

unimproved ( )
This is improved (X) property, known as Ash Grove Drive, Nashville, Tennessee
(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 WILLIAM E. EUBANK AND WIFE, LAURA JANE EUBANK 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 William E. Eubank and wife, Laura Jane Eubank, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 17th *day of* February, 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: Lunsford M. Hollins Jr.
Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Huddleston, 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 himself 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 himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 17th day of February, 19 72.

James D. Huddleston
Notary Public

My Commission Expires APRIL 30, 1975
Commission expires

FEB 18 72 CONV 27,500.00
FEB 18 72 S TAX A* 71.50
FEB 18 72 PR FEE A* .50
FEB 18 72 W DEED A* 4.00 * 76.00

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WILLIAM E. EUBANK AND WIFE,

LAURA JANE EUBANK

B 4 8 9 8 4

IDENTIF. REFERENCE

FEB 18 9 33 AM '72

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING