WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall Phillips Builders, Inc. (NAME:)	Same (NAME:)	Map 149
3012 Ambrose Ave (STREET ADDRESS OR ROUTE NUMBER)	BOOK 4577 PAGE 640 (STREET ADDRESS)	Par. 14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pd

For and in Consideration of the sum of Ten and no/100 ($10.00)----------

----------*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, James I. Vance Berry, Trustee, has

FEB18 CONV 90,000.00
FEB18 CONV 91,800.00
FEB18 STAX A* 472.68
FEB18 PRFEE A* .50
FEB18 DEED A* 6.00 * 479.18

bargained and sold, and by these presents do transfer and convey unto Randall Phillips Builders, Inc., a corporation, its successors

and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being 0.9 miles more or less east of Antioch Pike on Richards Road, described as follows:

BEGINNING at a iron pin in the northerly margin of Richards Road at the common line with Joe C. Richards property north 5° 16' east 415 feet to an iron pin; thence north 81° 56' west 210 feet to an iron pin; to the corner of the property of Joseph C. Richards, E.B. Woodroof and George Bowers Richards; thence with E.B. Woodroof's line, north 5° 07' east 2,189 feet to an iron pin in the common corner of E.B. Woodroof, George Bowers Richards and H.L. McEwen Properties; thence south 57° 51' east 306.4 feet to an iron pin; thence south 60° 30' east 198.1 feet to an iron pin' thence 61° 23' east 119.6 feet to an 8 inch tree; thence south 72° 02' east 63.8 feet to an 8 inch tree; thence south 79° 55' east 450.5 feet to a post; thence south 84° 13' east 172.9 feet to an iron pin in the westerly margin of Una Antioch Pike; thence with said westerly margin of Una Antioch Pike, south 32° 28' West 207 feet to an iron pin; thence with the westerly margin of Una Antioch Pike in a south-easterly direction 960.9 feet to an iron pin by a post; thence south 6° 49' west 427.4 feet to an iron pin; thence south 3° 41' west 323.9 feet to a post; thence south 12° 10' west 480 feet to an iron pin by a post in the northerly margin of Richards Road; thence with said northerly margin of Richards Road, north 81° 57' west 887.6 feet to the point of beginning, containing 60.6 acres, more or less. Being the same property conveyed to the Grantor by deed of record in Book 4193, Page 793, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 91,800.00

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

My commission expires: 10-25-74 (Affix Seal)

Randall Phillips
Affiant

Notary Public

DAVIDSON COUNTY, TENN. PUBLIC

This instrument prepared by James I. Vance Berry, Attorney,
700 American Trust Building, Nashville, Tennessee

This deed is executed by the Grantor in his capacity as Trustee, as aforesaid, and not personally or otherwise.

unimproved (or)
This is improved ( ) property, known as _____
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips Builders, Inc, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Randall Phillips Builders, Inc. *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the year 1972 which have been prorated and the payment of which has been assumed by the Grantor.

And I *do further covenant and bind* myself, and my successors in trust ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Randall Phillips Builders, Inc. its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* February, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James I. Vance Berry, Trustee

James I. Vance Berry, Trustee

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Imogene P. Etter, a Notary Public in and for said County and State, the within named James I. Vance Berry, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Imogene P. Etter, Notary Public.

Commission Expires Sept. 12, 1973

STATE OF
COUNTY OF

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 _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

B 4911 IDENTIFICATION REFERENCE FEB 18 1047 JAN '72 FELIX L. SON II REGISTER DAVIDSON COUNTY, TENN.

Before me _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____.