This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CA[illegible]N
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 4578 PAGE 882

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Leo Raymond Lujan and wife Jeanne Lujan 309 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Fidelity Federal Savings & Loan Association of Nashville 401 Union (STREET ADDRESS) Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	Map 116 B-5 Pcl. 140 Ctl

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*
cash in hand paid by Leo Raymond Lujan and wife Jeanne Lujan, the receipt of which is hereby acknowledged, and other good and valuable consideration, RANDALL PHILLIPS BUILDERS, INC.

has bargained and sold, and does hereby transfer and convey unto the said
Leo Raymond Lujan and wife Jeanne Lujan, their
(successors), heirs and assigns,
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 28 as shown on the plan of Hickory Valley Subdivision, Section 2-A, as in Plat Book 4300, page 111, Register's Office for Davidson County, Tennessee.

Being property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4522, page 528, 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 4300, page 111, REgister's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ XXXXXXXX 27,925.00

Subscribed and sworn to before me, this the 24th day of Feb. 19 72

Affiant

My commission expires: 4-30-75
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 309 Ash Grove Drive (House Number) (Street) Nashville, 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
Leo Raymond Lujan and wife Jeanne Lujan, 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
Leo Raymond Lujan and wife Jeanne Lujan, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* [illegible] *this* 24th *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: [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4578 PAGE 883

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 him self as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee this 24th day of Feb., 19 72.

James D. Huddleston Notary Public

Commission expires 4-30-75

FEB24 72 CONV 27,925.00
FEB24 72 S TAX A* 72.54
FEB24 72 PR FEE A* .50
FEB24 72 WDEED A* 4.00 * 77.04

04-1912-8

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Leo Raymond Lujan etux Jeanne Lujan

B 49600

IDENTIF. REFERENCE

FEB 24 2 49 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING