BOOK 4582 PAGE 69

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Barron Craig Redmond (NAME:)	Fidelity Federal Savings & Loan Assoc. (NAME:)	Map 162-5C Par. 47
Bldg. 1 Apt 2 Country Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville, Tennessee 3721 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100---------- *DOLLARS*

and other good and valuable considerations cash paid by Barron Craig Redmond and wife, Mary Jane Redmond to Albert Fox and wife, Lynne J. Fox, the receipt of all of which is hereby acknowledged and for the further and other considerations of the Grantees herein, Barron Craig Redmond and wife, Mary Jane Redmond present assumption in this instrument of the unpaid balance of $18,145.46 representing a Deed of Trust executed by Randall Phillips Builders, Inc. to Fidelity Federal Savings & Loan Association secured by a Deed of Trust to Vaden Lackey, Trustee, which deed of trust is of record in book 4535, page 882, RODC, Tennessee and for the further and other consideration of the Grantees herein assumption and agreeing to pay $3,659.01 which represents an indebtedness originally made to Randall Phillips Builders, Inc. as is specifically set out in an installment deed from Randall Phillips Builders, Inc. to Albert Fox and wife, Lynne J. Fox which installment deed is of record in Book 4534, page 882 and said installment deed of record in Book 4534, page 908 are by reference embodied in this instrument as fully as if copied in detail.

We, Albert Fox and wife, Lynne J. Fox

have bargained and sold, and by these presents do transfer and convey unto the said Barron Craig Redmond and wife, Mary Jane Redmond, their

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

A certain condominium apartment in Davidson County, State of Tennessee as follows:

Town House Building #1, Apartment No. 2, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, page 27 Register's Office for said County, to which reference is hereby made.

Being the same property that was conveyed to Albert Fox and wife, Lynne J. Fox by deed from Randall Phillips Builders, Inc. as the same appears of record in Book 4534, page 908 said Register's Office.

This property is hereby further conveyed subject to all provisions, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office; the By-Laws for the administration of the building, easements, rights and interest in favor of other unitoowners and all sewer, water, electric, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $22,794.47

Affiant

Subscribed and sworn to before me, this the 6th day of March, 1972

Notary Public

My commission expires: December 28, 1973

(Affix Seal)

unimproved ( )
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 Barron Craig Redmond and wife, Mary Jane Redmond, their *heirs and assigns, forever.*

And we *do covenant with the said* Barron Craig Redmond and wife, Mary Jane Redmond *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Albert Fox and wife, Lynne J. Fox *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Barron Craig Redmond and wife, Mary Jane Redmond, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 6th *day of* March, *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.*

Albert Fox

Lynne J. Fox

Randall Phillips Builders, Inc. hereby joins in this instrument for the sole purpose of correcting the acknowledgement in the said deed from Randall Phillips Builders, Inc. to Albert Fox and wife, Lynne J. Fox as the same appears of record in Book 4534, page 908, RODC, Tennessee.

RANDALL PHILLIPS BUILDERS, INC.

By Lunsford M. Hollins Jr.
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Neille Taylor, a Notary Public in and for said County and State, the within named Albert Fox and wife, Lynne J. Fox

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 Nashville, Tennessee, this 6th day of March, 1972.

Neille Taylor, Notary Public.

Commission Expires November 28, 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

Before me, Neille Taylor, 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 him self 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 purpose therein contained, by signing the name of the corporation by him self as Vice-President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee this 6th day of March, 1972.

Neille Taylor
Notary Public

Commission Expires November 28, 1973

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WARRANTY DEED

FROM

ALBERT FOX, et ux

TO

BARRON CRAIG REDMOND, et ux

B 5 1 1 3 1

IDENTIF. REFERENCE

MAR 8 10 55 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-8 72 CONV 22,794.47
MAR-8 72 S TAX A* 59.28
MAR-8 72 PRFEE A* .50
MAR-8 72 W DEED A* 8.00 * 67.78

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE