BOOK 4585 PAGE 485

WARRANTY DEED

(CORPORATE FORM)

210 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Mr. James H. Welch et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 162-5
280 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Pc. 106
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

has bargained and sold, and does hereby transfer and convey unto the said James H. Welch and wife Betty A. Welch, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot 192-A on the Plan of Hickory Valley, Section 1, a resubdivision of Reserve Parcel C-D, 5th Civil District, as of record in Book 4470, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by Clyde H. Delvin, Jr. and wife Margaret Will Delvin , of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee. This conveyance was made subject to restrictions of record in Book 4353, page 54, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4470, page 11, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,965.00

Subscribed and sworn to before me, this the 21st day of March, 19 72

James H. Welch
Affiant

My commission expires July 31, 1974
(Affix Seal)

Carl K. Yates
Notary Public

( ) unimproved (X) This is improved property, known as 280 Ocala Drive, (House Number) Nashville, (Street) Tennessee P. O. Address: 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James H. Welch and wife, Betty A. Welch, 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 H. Welch and wife, Betty A. Welch, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st. *day of* March, 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. Phillips Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4585 PAGE 486

Before me, Roger K. Yates
County aforesaid, personally appeared Lunsford M. Hollins, Jr., a Notary Public of the State and 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 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 21st day of May, 1972

Commission expires July 31, 1974

Roger K. Yates
Notary Public

001933-5

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES H. WELCH ET UX

MAR 21 72 CONV 26,965.00
MAR 21 72 S'TAX A* 67.60
MAR 21 72 P&F FEE A* .50
MAR 21 72 M'DEED A* 4.00 * 72.10

B 5 2 7 I: 7.

IDENTIF. REFERENCE

MAR 21 2 47 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING