THIS INSTRUMENT PREPARED BY:
VADEN, LACKEY, HERMAN & CALLICOTT
210 THIRD AVENUE, NO.
NASHVILLE, TENNESSEE 37201

WARRANTY DEED

(CORPORATE FORM)

BOOK 4585 PAGE 640

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Ruby P. Hansberry	Fidelity Federal Savings &	Map 116 256
(NAME)	(NAME) Loan Assn.	
5515 Country Drive, Apt. 39	401 Union Street	Par 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn., 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of ($10.00)- -

TEN & NO/100- Dollars,

Cash in hand paid by Ruby P. Hansberry, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement by said grantee to pay the amount of $16,400.00 owing to Fidelity Federal Savings & Loan Association of Nashville on a note secured by deed of trust to Vaden Lackey, Jr., Trustee, of record in Book ____, page ___, Register's Office for Davidson County, Tennessee,

RANDALL PHILLIPS BUILDERS, INC. has bargained and sold, and does hereby transfer and convey unto the said RUBY P. HANSBERRY, a widow, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows: A certain condominium in Davidson County, Tennessee, being Town House No. 39 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 plan reference is here made.

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

This conveyance is made subject to all provisions, including without limitation 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 the other unit owners and all sewer, water, electrical, 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 concominium, 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 $ 20,500.00

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

Affiant

My commission expires: July 31, 1974 (Affix Seal)

Notary Public

unimproved &
This is improved (X) property, known as Town House No. 39, 5515 Country Drive, Nashville
(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 RUBY P. HANSBERRY, her (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 Ruby P. Hansberry, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st day of March, 1972, 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: Randall Phillips
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earline T. Ormsby *County aforesaid, personally appeared* Randall Phillips, *a Notary Public of the State and with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Randall Phillips Builders, Inc., *the within named bargainor, a corporation, and that* he *as such* 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* President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 21st *day of* March, *19*72

Earline T. Ormsby
Notary Public

Commission expires My Commission Expires AUG. 9, 1975

020010-2

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

TRUDY P. HATSBERRY, a widow

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 5 2 7 7 8

IDENTIF. REFERENCE

MAR 22 9 34 AM '72

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR22'72	CONV	20,500.00			
MAR22'72	S'TAX		A*	53.30	
MAR22'72	PR'FEE		A*	.50	
MAR22'72	W'DEED		A*	4.00	* 57.80

Attorneys TITLE COMPANY
STAHLMAN BUILDING