BOOK 4591 PAGE 580

DUNN, LACKEY, CRENSHAW & CHRISTMAN
Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Bates	Fidelity Federal Savings &	
and wife Mary A. Bates	Loan Association	Map 80-16
3208 Briarwick Drive	401 Union	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 109
Nashville, Tenn.	Nashville, Tenn. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)
Dollars,

cash in hand paid by James M. Bates and wife Mary A. Bates, 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

James M. Bates and wife Mary A. Bates, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot 79 on the Plan of Bordeaux Hills Addition, 13th Civil District, known as 3208 Briarwick Drive, as of record in Book 4460, page 9, Register's Office for said County.
Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Jones Homes, Inc. of record in Book 4463, page 76, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to restrictions of record in Book 4495, page 859, 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 4460, page 9, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,600.00

Subscribed and sworn to before me, this the 11th day of April 19 72

Affiant

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

Notary Public

This is improved ( ) unimproved ( ) property, known as 3208 Briarwick Drive, Nashville, Tenn. 37207
(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

James M. Bates and wife Mary A. Bates, 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 M. Bates and wife Mary A. Bates, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 11th. *day of* April, *19* 72, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALD PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.
Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Roger K. Yates, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. Vice President, 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 11th day of April, 19 72

Roger K. Yates Notary Public

My Commission Expires JULY 31, 1974

Commission expires .....

APR 11 72 CSHV 17,600.00
APR 11 72 STAX A* 45.76
APR 11 72 PREEE A* .50
APR 11 72 MGDEED A* 4.00 * 50.26

B 5538 1

IDENTIF. REFERENCE

APR 11 2 40 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
JAMES M. BATES ET UX

LOAN ASSOCIATION OF NASHVILLE

001946-7