BOOK 4602 PAGE 925

DERRICK, LASSITER, GOWAN & CHEATHAM
218 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 |
|---|---|---|
| ARDELL BROWN ET UX<br>SHEILA BROWN<br>3221 Briarwick Drive<br>(STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tenn. 37207<br>(CITY) (STATE) (ZIP) | Fidelity Federal Savings &<br>Loan Association<br>401 Union<br>(STREET ADDRESS)<br>Nashville, Tenn. 37219<br>(CITY) (STATE) (ZIP) | Map 80-8<br>Pcl. 335<br>Pal |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00) Dollars,

cash in hand paid by Ardell Brown and wife Sheila Brown, the receipt of whichis 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 Ardell Brown and wife Sheila Brown, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot 98, 3221 Briarwick Drive, as shown on the Bordeaux Hills Addition Plan, 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 said County.
This conveyance was 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 Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $16,450.00

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

Ardell Brown
Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3221 Briarwick Drive, Nashville, Tenn. 37218
(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 Ardell Brown and wife Sheila Brown, 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 Ardell Brown and wife, Sheila Brown, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19th day of May, 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 1602 PAGE 926

Before me, Earlie T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Mr. 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 ~~President~~ Vice President.

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

Earlie T. Ormsby
Notary Public

My Commission Expires AUG. 9, 1975
Commission expires

MAY 19 72 CONV 16,450.00
MAY 19 72 S TAX A* 42.64
MAY 19 72 P&F FEE A* .50
MAY 19 72 W DEED A* 4.00 * 47.14

B 6 0 1 2 4

IDENTIF. REFERENCE

MAY 19 2 35 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
ARDELL BROWN ET UX