BOOK 4613 PAGE 223

WARRANTY DEED

(CORPORATE FORM)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles A. Robertson (NAME)	Fidelity Federal Savings & Loan Association (NAME)	25-12
Connor Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	82
Goodlettsville, Tenn. (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Part

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash.

D. D. Phillips Builders, Inc., a Tennessee Corporation, *has bargained and sold, and does hereby transfer and convey unto the said* Charles A. Robertson and wife, Frances L. Robertson, their---------- *(successors), heirs and assigns,*

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

Being Lot 22, Connor Drive, Ranchwood Estates Subdivision, Section II, as shown on plan of record in Book 3600, page 67, Register's Office for said County.

Being property conveyed to D. D. Phillips Builders, Inc. by deed from Hardcastle Development, Inc., of record in Book 4526, page 728, Register's Office for Davidson County, Tennessee.

This property is hereby conveyed subject to restrictions of record in Book 3797, page 290 and subject to setback lines and conditions as shown on plan of record in Book 3600, page 67, RODC, Tennessee.

Taxes for the year 1972 have been pro-rated by the parties as of the date of this deed and will be paid to the County trustee by the purchaser.

Taxes to the City of Goodlettsville are to be paid by the purchaser.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,000.00

Affiant

Subscribed and sworn to before me, this the 23 day of June 1972

Notary Public

My commission expires: April 27, 1976 (Affix Seal)

This is improved (X) unimproved ( ) property, known as Connor Drive, Goodlettsville, Tenn. (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 Charles A. Robertson and wife, Frances L. Robertson, 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 Charles A. Robertson and wife, Frances L. Robertson, their---------- *(successors), heirs and assigns, against the lawful claims of all persons.*

XXXXXXXXXXXXXXXXXXXXX *this* 23rd *day of* June, 19 72 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

D. D. PHILLIPS BUILDERS, INC.

By:

D. D. Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Judy L. Anderson, a Notary Public of the State and County aforesaid, personally appeared D. D. Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the D. D. 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 him self as President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 23 day of June, 19 72.

Judy L. Anderson Notary Public

Commission expires 4-27-76

JUN23 72	CONV	23,000.00			
JUN23 72	S'TAX		A*	59.80	
JUN23 72	PR'FEE		A*	.50	
JUN23 72	W'DEED		A*	4.00	* 64.30

020,204-1

WARRANTY DEED

FROM
D. PHILLIPS BUILDERS, INC.

TO
CHARLES A. ROBERTSON, ET UX

B 6 4 8 3 1

IDENTIF. REFERENCE

JUN 23 3 20 PM '72

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE