Prepared By
DEPKEY, [illegible] & [illegible]
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

BOOK 4625 PAGE 305

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Jewell N. Hardy (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	
3214 Briarwick Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	60-8
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	345

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

TEN & NO/100 Dollars,

Cash in hand paid by Jewell N. Hardy, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc. has bargained and sold, and does hereby transfer and convey unto the said JEWELL N. HARDY (separated) her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made for description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Jones Homes, Inc., of record in Book 4463, page 76, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4495, page 859; and easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 9, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $17,900.00

Subscribed and sworn to before me, this the 4th day of August 1972.

Affiant Mrs. Jewell N. Hardy

My commission expires: [illegible] 1974

(Affix Seal)

Notary Public Pauline T. Ormsby

unimproved ( )
This is improved (X) property, known as 3214 Briarwick Drive, Nashville, Tennessee 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 JEWELL N. HARDY 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 Jewell N. Hardy, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th day of August, 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.

Lunsford M. Phillips Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earlie T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Sumford M Hollins Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself 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 4th day of August, 1972.

Earlie T. Ormsby Notary Public

My Commission Expires AUG. 9, 1975

Commission expires .....

AUG-4 72 CONV. 17,900.00
AUG-4 72 S TAX A* 46.54
AUG-4 72 PR FEE A* .50
AUG-4 72 W DEED A* 4.00 * 51.04

035166-9

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
JEWELL N. HARDY

B70285

IDENTIF. REFERENCE

AUG 4 4 01 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING