BOOK 4630 PAGE 436

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
215 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
Mr.&Mrs. Dennis Earl Schmidt (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	162-5
5401 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	169.00
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

Cash in hand paid by Dennie Earl Schmidt and wife, Sarah Caroline Schmidt, 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*
DENNIS EARL SCHMIDT AND WIFE, SARAH CAROLINE SCHMIDT,
their *(successors), heirs and assigns,*
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Hickory Valley, Section 2, as of record in Book 4175, page 158, 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 Clyde H. Delvin, Jr. et ux, of record in Book 4314, page 657, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4469, page 847; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 158, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,125.00

Subscribed and sworn to before me, this the 21st day of August 1972

(signature) Affiant

My commission expires: May 7, 1974 (Affix Seal)

Mrs. Joe L. (signature) Notary Public

unimproved ( )
This is improved (X) property, known as 5401 Country Drive (House Number) (Street) Nashville, Tennessee 37211 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
Dennis Earl Schmidt and wife, Sarah Caroline Schmidt
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
Dennis Earl Schmidt and wife, Sarah Caroline Schmidt,
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 21st *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.

By: (signature)
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mrs. Joe L. Jenkins, a Notary Public of the State and County aforesaid, personally appeared Charles S. Wells, 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 21st day of August, 19 72.

Mrs Joe L Jenkins Notary Public

Commission expires May 7, 1974

AUG22 72	CONV	29,425.00			
AUG22 72 S'TAX			A*	76.44	
AUG22 72 PR'FEE			A*	.50	
AUG22 72	W'DEED		A*	4.00	* 80.94

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

DENNIS EARL SCHMIDT AND

WIFE, SARAH CAROLINE SCHMIDT

B 72668 SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

AUG 22 3 18 PM '72

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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