This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

# WARRANTY DEED

(CORPORATE FORM)

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Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs.Edw.T.Franklin,Jr. (NAME) | Fidelity Federal Savings & Loan Assn. (NAME) | |
| 3200 Leawood Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 80-12 |
| Nashville, Tenn. 37218 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 92 Pcl |

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

TEN & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - *Dollars,*

Cash in hand paid by Edward T. Franklin, Jr. and wife, Yvonne Franklin, 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* EDWARD T. FRANKLIN, JR. AND WIFE, YVONNE FRANKLIN, their *(successors), heirs and assigns, certain real estate in* Nashville *County, Tennessee, as follows:,*

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 35 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 $ 17,550.00

Subscribed and sworn to, before me, this the 31st day of August, 1972

Affiant

My commission expires: (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3200 Leawood 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* EDWARD T. FRANKLIN, JR. AND WIFE, YVONNE FRANKLIN, 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* Edward T. Franklin, Jr. and wife, Yvonne Franklin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 31st *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: Lunsford M. Phillips, Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Earline T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr., 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 31st day of August, 19 72. Earline T. Ormsby Notary Public

Commission expires My Commission Expires AUG. 9, 1975

AUG 31 72 CONV 17,550.00
AUG 31 72 S'TAX A* 45.50
AUG 31 72 PR'FEE A* .50
AUG 31 72 W'DEED A* 4.00 * 50.00

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO EDWARD T. FRANKLIN, JR. AND WIFE, YVONNE FRANKLIN

B 7 4 0 6 4

IDENTIF. REFERENCE

AUG 31 3 59 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

94/627-6

LOAN ASSOCIATION OF NASHVILLE