BOOK 4653 PAGE 671

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 THIRD AVENUE, NO.
NASHVILLE, TENNESSEE 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs. Robert E. Poston	Fidelity Federal Savings &	
(NAME)	(NAME) Loan Assn.	
333 Ash Grove Drive	401 Union Street	162-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37219	14 GW
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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

Cash in hand paid by Robert Eugene Poston and wife, Norma Jean Poston 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* ROBERT EUGENE POSTON and wife, NORMA JEAN POSTON their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 34, Hickory Valley subdivision, Section 2-A, of record in Book 4300, page 111, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

BEING property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin Jr., and wife, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4522, page 528, and Book 4570, page 493; and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Plat Book 4300, page 111, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 28,700.00

Subscribed and sworn to before me, this the 6th day of November 19 72

Robert Eugene Poston
Affiant

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

Mrs Joe L. Jenkins
Notary Public

This is improved ( ) unimproved ( ) property, known as 333 Ash Grove Drive, Nashville, Tennessee 37211
(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 ROBERT EUGENE POSTON and wife, NORMA JEAN POSTON 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 ROBERT EUGENE POSTON and wife, NORMA JEAN POSTON, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 6th *day of* November, 19 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: Charles A. Wells
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* 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* 6th *day of* November, *19* 72.

Mrs Joe L. Jenkins *Notary Public*

Commission expires May 7, 1974

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO ROBERT EUGENE POSTON and wife, NORMA JEAN POSTON

B 83296

IDENTIFY REFERENCE

NOV 9 9 54 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

020499-3

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE