BOOK 4666 PAGE 83

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 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. Boyd H. Rice and wife~~ Betty S. Rice (NAME)	~~Fidelity Federal Savings~~ & Loan Association of Nashville (NAME)	162-5
320 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. No. (STREET ADDRESS)	158
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- *Dollars,*

----------($10.00)

cash in hand paid by Boyd H. Rice and wife Betty S. Rice, the receipt of which is hereby acknowledged, and other good and valuable consideration, Randall Phillips Builders, Inc.----------

has bargained and sold, and does hereby transfer and convey unto the said

Boyd H. Rice and wife Betty S. Rice, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot 53 as shown on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, R.O.D.C., Tennessee, to which plan reference is made for a more complete description. Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, of record in Book 4314, page 657, R.O.D.C., Tennessee

This conveyance is made subject to restrictions of record in Book 4522, page 528, Book 4570, page 493, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4300, page 11, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,400.00

Subscribed and sworn to before me, this the 18th day of December 1972

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 320 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

Boyd H. Rice and wife Betty S. Rice, 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

Boyd H. Rice and wife Betty S. Rice, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 18th *day of* December, 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. Hollins Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4666 PAGE 84

Before me, Mrs Joe L. Jenkins, 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 this 18th day of December, 19 72

Mrs Joe L. Jenkins
Notary Public

Commission expires May 7, 1974

DEC20 72 CONV 28,400.00
DEC20 72 S'TAX A* 73.84
DEC20 72 PR'FEE A* .50
DEC20 72 W'DEED A* 4.00 * 78.34

Z73050-0

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

BOYD H. RICE ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 8 8 5 4 2

IDENTIF. REFERENCE

Dec 20 3 24 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING