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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,750.00

Judith L. Lucas
(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 1972

Mrs Joe L Gentry
Notary Public

MY COMMISSION EXPIRES: May 7, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY, CHERNAU & CASTLEMAN, 218 3rd Ave. No. Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James W. Lucas	Fidelity Federal Savings &	
(NAME) Townhouse 38	(NAME) Loan Assn.	162-5-C
5510 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	38
Nashville Tennessee 3721 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	PM

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS has BARGAINED AND SOLD, AND BY THESE PRESENTS does TRANSFER AND CONVEY UNTO JAMES W. LUCAS AND WIFE, JUDITH L. LUCAS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT: A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Town House No. 38 in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominium, Phase 2, as of record in Book 4460, page 13, Register's Office for said County, to which reference is here made.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, Margaret Will Delvin, of record in Book 4314, page 657, Register's Office for said County, and held under the provisions of a Master Deed establishing a Horizontal Property Regime, of record in Book 4659, page 32, said Register's Office.

This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 4659, page 32, said Register's Office; the By-Laws for the administration of the building, easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

This is unimproved ( ) improved (X) property, known as 5510 Country Drive, Nashville, Tennessee 37211 Town House No. No. 38 Hickory Valley Condominium Phase 2
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand this 19th day of December, 1972

RANDALL PHILLIPS BUILDERS, INC.

By: Randall M. Phillips Jr.

Vice President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Mrs. Joe L. Jenkins, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Lunsford M. Hollins, Jr. as such Vice President, and attesting the same by the said _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of December, 1972.

My commission expires May 7, 1974.

Mrs Joe L. Jenkins
Notary Public

065081-2

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
JAMES W. LUCAS AND WIFE,
JUDITH L. LUCAS

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

388773

IDENTIF. REFERENCE

DEC 21 3 41 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 21 '72	CONV	25,750.00			
DEC 21 '72	S'TAX		A*	66.82	
DEC 21 '72	PR'FEE		A*	.50	
DEC 21 '72	W'DEED		A*	4.00	* 71.32