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

WARRANTY DEED

(CORPORATE FORM)

BOOK 4667 PAGE 80

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Jerry L. Nix (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	
349 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, Tennessee 372 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	149
		Pd

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

TEN & NO/100- Dollars,

Cash in hand paid by Jerry L. Nix and wife, Nancy E. Nix, the 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 JERRY L. NIX AND WIFE, NANCY E. NIX, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, 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. and wife, of record in Book 4314, page 657, Register's Office for said County.

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 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 $28,600.00

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

Affiant: Jerry L. Nix

Notary Public: Mrs. Joe L. [illegible]

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

unimproved ( )
This is improved (X) property, known as 349 Ash Grove Dr. (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 JERRY L. NIX AND WIFE, NANCY E. NIX, 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 Jerry L. Nix and wife, Nancy E. Nix, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st 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 W. Holliness Jr.
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* 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* 21st *day of* December, *19*72

Mrs Joe L Jenkins *Notary Public*

Commission expires May 7, 1974.

042025-8

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JERRY L. NIX AND WIFE,
NANCY E. NIX

DEC27 72 CONV 28,600.00
DEC27 72 S'TAX A* 74.36
DEC27 72 PB'FEE A* .50
DEC27 72 W'DEED A* 4.00 * 78.86

888963

IDENTIF. REFERENCE

Dec 27 10 08 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING