BOOK 4668 PAGE 447

DENNEY, [illegible] CASTLEMAN

[illegible] 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Ted W. Larkin et ux	Fidelity Federal Savings & Loan Association	
(NAME) 317 Ash Grove Drive	226 3rd Ave. No.	162-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee 37201	142 pt
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,* cash in hand paid by Ted W. Larkin and wife Mary R. Larkin, 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 TED W. LARKIN ET UX MARY R. LARKIN, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in the 5th Civil District of Davidson County, Tennessee, being Lot 30, as shown on the plan of Hickory Valley, Section 2-A, Nashville, Tennessee,as of record in Book 4314, page 657, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description of said lot.

Being part of 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, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4570, page 493, Book 4528, page 528, 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 111, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,525.00

Affiant Ted W. Larkin

Subscribed and sworn to before me, this the 27th day of December 1972.

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

Notary Public Mrs Jo L Goodman

unimproved ( )
This is improved (X) property, known as 317 Ash Grove Drive, (House Number) (Street) Nashville, (P. O. Address:) Tennessee 37211 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Ted W. Larkin and wife Mary R. Larkin, 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 Ted W. Larkin and wife Mary R. Larkin, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 27th *day of* December, 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: Lunsford M. Hellums Jr.

Vice President

BOOK 4668 PAGE 448

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs Joe L. Jenkins, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford K. Hollins, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *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* himself *as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 27th *day of* December, *19* 72

Mrs Joe L. Jenkins *Notary Public*

Commission expires May 7, 1974

DEC29 72 CONV 28,525.00
DEC29 72 S'TAX A* 74.10
DEC29 72 PR'FEE A* .50
DEC29 72 W'DEED A* 4.00 * 78.60

042028-2

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

TED W. LARKIN ET UX

LOAN ASSOCIATION OF NASHVILLE

FILED

B 8 9 4 4 7

IDENTIF. REFERENCE

DEC 29 12 31 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING