BOOK 4669 PAGE 633

Prepared By
J. CASTLE
North
Form #WD5

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Ernest Dale Sanderfer and wife Doris Jean Sanderfer	Fidelity Federal Savings & Loan Association of Nashville	162-5
(STREET ADDRESS OR ROUTE NUMBER) 337 Ash Grove Drive	(STREET ADDRESS) 226 2nd Ave. No.	147
(CITY) Nashville, (STATE) Tennessee (ZIP) 37211	(CITY) Nashville, (STATE) Tennessee (ZIP) 37201	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid, 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 Ernest Dale Sanderfer and wife Doris Jean Sanderfer, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in said County, being Lot 35, as shown on the plan of Hickory Valley, Section 2-A, of record in Book 4300, page 111, 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, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4570, page 493, Book 4522, 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, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,100.00

Subscribed and sworn to before me, this the 2nd day of January 1973.

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 337 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 Ernest Dale Sanderfer and wife Doris Jean Sanderfer, 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 Ernest Dale Sanderfer and wife Doris Jean Sanderfer, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness hand this 2nd *day of* January, *19* 73 *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.

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* Linwood M. Collins, 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* 2nd *day of* January, *19* 73

Mrs. Joe L. Jenkins *Notary Public*

Commission expires May 7, 1976

JAN-3	CONV	27,100.00				
JAN-3	S'TAX		A*	70.46		
JAN-3	PR'FEE		A*	.50		
JAN-3	W'DEED		A*	4.00	*	74.96

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
ERNEST DALE SANDERFER ET UX

B 8 9 9 5 8

IDENTIF. REFERENCE

JAN 3 3 35 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING