BOOK 4673 PAGE 211

WARRANTY DEED

This Instrument Was Prepared By
DENNEY, LACKEY, CRUTCHER & CARTER, LAW
210 Third Avenue North
Nashville, Tennessee 37201

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James F. Tarrant et ux (NAME)	Fidelity Federal Savings & Loan Association (NAME)	Map 80.3
3216 Leawood Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Pal. 379
Nashville, Tenn. 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	M.O.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,* cash in hand paid by James F. Tarrant and wife Helena H. Tarrant, 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 James F. Tarrant and wife Helena H. Tarrant, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot 27, 3216 Leawood Drive, Nashville, Tennessee, 37218, as shown on the plan of Bordeaux Hills Addition, 13th Civil District, of record in Plat Book 4460, page 9, R.O.D.C., Tennessee, to which plan reference is here made for a more complete description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Jones Homes, Inc., of record in Book 4463, page 76, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4495, page 859, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 9, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,650.00

Affiant

Subscribed and sworn to before me, this the 17th day of January 19 73.

My commission expires: My Commission Expires APRIL 24, 1976 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 3216 Leawood Drive (House Number) (Street) Nashville, Tenn. 37218 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 James F. Tarrant and wife Helena H. Tarrant, 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 James F. Tarrant and wife Helena H. Tarrant, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* ..... *this* 17th *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, Sharon D. Richmond, *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* 17th *day of* January, 19 73

Sharon D. Richmond
Notary Public

Commission expires My Commission Expires APRIL 24, 1976

SHARON D. RICHMOND NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

04-2030-4

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
JAMES F. TARRANT ET UX

JAN 18 73 CONV 19,650.00
JAN 18 73 S'TAX A* 50.96
JAN 18 73 PR'FEE A* .50
JAN 18 73 W'DEED A* 4.00 * 55.46

FIDELITY [illegible] AND
LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

JAN 18 3 08 PM '73

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING