BOOK 4682 PAGE 869

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

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Clarence A.Wells (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	
Mail to: 321 Ash Grove Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	143 pt

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

TEN & NO/100- *Dollars,*

Cash in hand paid by Clarence A. Wells and wife, Lorraine H. Wells, and 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* CLARENCE A. WELLS AND WIFE, LORRAINE H. WELLS, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 31 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. et ux, of record in Book 4314, page 657, said Register's Office.

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 $29,250.00

Subscribed and sworn to before me, this the 21st day of February 19 73

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 321 Ash Grove Drive, (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 CLARENCE A. WELLS AND WIFE, LORRAINE H. WELLS, 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 Clarence A. Wells and wife, Lorraine H. Wells, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 21st *day of* February, 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.

By: Lunsford M. Hollins 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* himself *as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 21st *day of* February, 1973.

Mrs. Joe L. Jenkins
Notary Public

Commission expires May 7, 1974.

JOE L. JENKINS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

04203G-1

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CLARENCE A. WELLS AND WIFE,

LORRAINE H. WELLS

B 95667

IDENTIF. REFERENCE

FEB 22 2 56 PM '73

DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FEB22'73	CONV	29,250.00			
FEB22'73	S'TAX		A*	75.92	
FEB22'73	PR'FEE		A*	.50	
FEB22'73	W'DEED		A*	4.00	* 80.42