Prepared by: Denney Tarkington Clemmons & Cartwright Attys 3rd Ave North Nash Tenn

BOOK 4683 PAGE 464 **WARRANTY DEED**

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Fitzpatrick	Fidelity Federal Savings &	
(NAME) Upshaw,Jr.	(NAME) Loan Assn.	162-5
324 Ash Grove Dr. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	157 Pt

Mail to:

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

TEN & NO/100- *Dollars,*

Cash in hand paid by Fitzpatrick Upshaw, Jr. and wife, Brunetta Hooks Upshaw, 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* FITZPATRICK UPSHAW, JR. AND WIFE, BRUNETTA HOOKS UPSHAW, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 52 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, 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 $ 27,600.00

Subscribed and sworn to before me, this the 22nd day of February 19 73

Affiant Fitzpatrick Upshaw

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

Notary Public Mrs Joe L Jones

This is improved ( ) unimproved ( ) property, known as 324 Ash Grove Dr. (House Number) Nashville, Tennessee 37211 (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 FITZPATRICK UPSHAW, JR. AND WIFE, BRUNETTA HOOKS UPSHAW, 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 Fitzpatrick Upshaw, Jr. and wife, Brunetta Hooks Upshaw, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 22nd *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. Kelliher 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* 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* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 22nd *day of* February, 19 73.

Mrs Joe L Jenkins
Notary Public

Commission expires May 7, 1974.

FEB23'73 CONV 27,600.00
FEB23'73 S'TAX A* 71.76
FEB23'73 PR'FEE A* .50
FEB23'73 W'DEED A* 4.00 * 76.26

042038-7

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

FITZPATRICK UPSHAW, JR. AND WIFE, BRUNETTA HOOKS UPSHAW

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 9 5 9 6 4

IDENTIF. REFERENCE

FEB 23 3 42 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING