THIS INSTRUMENT PREPARED BY:
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 THIRD AVENUE, NO.
NASHVILLE, TENNESSEE 37201

BOOK 4686 PAGE 712

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Luther M.Anderson (NAME)	Fidelity Federal Savings & (NAME) Loan Assn.	
Mails: 325 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)	144

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

Cash in hand paid by Luther M. Anderson and wife, Beverly J. Anderson, 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* LUTHER M. ANDERSON AND WIFE, BEVERLY J. ANDERSON, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 32 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 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 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 $ 28,100.00

Subscribed and sworn to before me, this the 5th day of March 19 73

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 325 Ash Grove Dr. Nashville, Tennessee
(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 LUTHER M. ANDERSON AND WIFE, BEVERLY J. ANDERSON, 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 Luther M. Anderson and wife, Beverly J. Anderson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* March, 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. Kellum Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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* himself *as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 5th *day of* March, *19* 73

Mrs Joe L. Jenkins *Notary Public*

Commission expires May 7, 1974

042042-6

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

LUTHER M. ANDERSON AND WIFE, BEVERLY J. ANDERSON

B 9 7 2 5 0

IDENTIF. REFERENCE

MAR 6 3 28 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

MAR-73	CONV	28,100.00			
MAR-73	S'TAX		A*	73.06	
MAR-73	PR'FEE		A*	.50	
MAR-73	W'DEED		A*	4.00	* 77.56