mail to Grantee

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

WARRANTY DEED

BOOK 4696 PAGE 205 (CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leon Grimes	Fidelity Federal Sav. & Loan Assn.	
(NAME)	(NAME)	80-12
3251 Viking Road	226 3rd Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	83
Nashville, Tennessee	Nashville, TEnn. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20

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

TEN AND NO/100---------- *Dollars,*

cash in hand paid by Leon Grimes and wife, Beatrice Grimes, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

LEON GRIMES AND WIFE, BEATRICE GRIMES, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 117, on the plan of Bordeaux Hills Addition of record in Plat Book 4460, page 9, Registers Office for said County, to which reference is here made.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Jones Homes, Inc., of record in Book 4463, page 76, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 6th day of April 19 73

Affiant

My commission expires: [illegible] 9, 1975 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3251 Viking Road (House Number) (Street) Nashville, Tennessee 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

Leon Grimes and wife, Beatrice Grimes, 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

Leon Grimes and wife, Beatrice Grimes, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 6th *day of* April, 1973, *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

BOOK 4696 PAGE 206

Before me, Earline T. Ormsby, 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 6th day of April, 1973

Earline T. Ormsby
Notary Public

My Commission Expires Aug. 9, 1973

Commission expires .....

04,2055-4

WARRANTY DEED

FROM

Randall Phillips Builders

TO

Leon Grimes et ux.

C O 1 5 8 0

IDENTIF. REFERENCE

APR 6 3 28 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

APR-6	CONV	19,650.00			
APR-6 S'TAX			A*	50.96	
APR-6 PR'FEE			A*	.50	
APR-6	W'DEED		A*	4.00	* 55.46