BOOK 4701 PAGE 476 This Instrument Was Prepared By

WARRANTY DEED

DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miss Lettie Groves and	Fidelity Federal Savings &	
Miss Nadine Groves	Loan Association	80-12
Leawood Drive - 3204	P. O. Box 2588	94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	Pat
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Lettie Groves, unmarried, and Nadine Groves, unmarried, 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

Lettie Groves, unmarried, and Nadine Groves, unmarried,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot 33, Leawood Drive, as shown on the plan of Bordeaux Hills Addition, of record in Book 4460, page 9, Register's Office for said County.

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, 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 $ 19,275.00

Subscribed and sworn to before me, this the 24th day of April 19 73

Affiant

My commission expires: My Commission Expires AUG. 9, 1975 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3204 (House Number) Lot 33 Leawood Drive (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

Lettie Groves, unmarried, and Nadine Groves, unmarried, 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

Lettie Groves, unmarried, and Nadine Groves, unmarried, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 24th *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. Holtsclaw Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee
this 24th *day of* April, *19* 73

Earline T. Ormsby *Notary Public*

My Commission Expires Nov. 4, 1973

Commission expires .....

APR25P	CONV	19,275.00			
APR25P	STAX		A*	50.18	
APR25P	PUBFEE		A*	.50	
APR25P	MDEED		A*	4.00	* 54.68

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WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

LETTIE GROVES, unmarried, and NADINE GROVES, unmarried

C 0 3 8 6 5

IDENTIF. REFERENCE

APR 25 3 05 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE