BOOK 4701 PAGE 583 This Instrument Was Prepared By

# WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs.Robert L.Broady | Fidelity Federal Savings & | Map 80-12 |
| (NAME) | (NAME) Loan Assn. | Par. 95 |
| 3206 Leawood Drive | 401 Union Street | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tenn. 37218 | Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

TEN & NO/100 *Dollars,*

Cash in hand paid by Robert L. Broady and wife, Shirley Broady, 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*

ROBERT L. BRODY AND WIFE, SHIRLEY BRODY,

their *(successors), heirs and assigns,*

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

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 32 on the Plan of Bordeaux Hills, as of record in Book 4460, page 9, 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 Jones Homes, Inc., of record in Book 4463, page 76, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4495, page 859, and to easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4460, page 9, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,650.00

Subscribed and sworn to before me, this the 25th day of April 1973

Affiant Robert L. Broady

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

Notary Public Earlene T. Ormsby

This is improved ( X ) unimproved ( ) property, known as 3206 Leawood Drive, Nashville, Tennessee 37218
(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*

ROBERT L. BROADY AND WIFE, SHIRLEY BRODY,

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*

Robert L. Broady and wife, Shirley Broady, their

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

*Witness* my *hand this* 25th *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. Hallum Jr.

Vice President

BOOK 4701 PAGE 584

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 by him self as Vice President

Witness my hand and seal, at office in Nashville, Tennessee this 25th day of April, 19 73.

Earline T. Ormsby
Notary Public

My Commission Expires AUG. 9, 1975

Commission expires .....

APR26 CONV 18,650.00
APR26 S'TAX A* 48.36
APR26 PR'FEE A* .50
APR26 W'DEED A* 4.00 * 52.86

042061-9

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

ROBERT L. BROADY AND WIFE,

SHIRLEY BROADY

C03923

IDENTIF. REFERENCE

Apr 26 9 55 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION OF NASHVILLE