BOOK 1717 PAGE 21

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.James C.Turner	Fidelity Federal Savings & Loan	
(NAME)	(NAME) Association	
3230 Leawood Dr.	401 Union Street	80-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37218	Nashville, Tennessee 37219	38 6 pt
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Cash in hand paid by James C. Turner and wife, Donzetta Turner, 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* JAMES C. TURNER AND WIFE, DONZETTA TURNER, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, to which plan reference is here made.

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, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,950.00

Subscribed and sworn to before me, this the 7th day of June 19 73

Affiant

My commission expires: My Commission Expires APRIL 24, 1976 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 3230 Leawood Drive, 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 JAMES C. TURNER AND WIFE, DONZETTA TURNER, 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 JAMES C. TURNER AND WIFE, DONZETTA TURNER, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* June, 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.

Lunsford M. Hollins Jr.

Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sharon D. Richmond, *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* 7th *day of* June, *19* 73

Sharon D. Richmond *Notary Public*

Commission expires April 24, 1976

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C 10332

IDENTIF. REFERENCE

JUN 8 3 01 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-8	CONV	18,950.00			
JUN-8	STAX		A*	49.14	
JUN-8	PRFEE		A*	.50	
JUN-8	WDEED		A*	4.00	* 53.64

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WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JAMES C. TURNER AND WIFE,

DON ZETTA TURNER

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING