BOOK 4725 PAGE 808

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tenn. Form #WD5

Mail to:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Jo Peden	Fidelity Federal S. & L. Assn.	
Townhouse (NAME) 24	(NAME)	162-5C
5515 Country Dr.	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	24 pw
Nashville, Tennessee 3721	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

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

cash in hand paid by Betty Jo Peden, Single, 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

BETTY JO PEDEN, SINGLE, her ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:
Town House No. 24, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is here made.
Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, 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 all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office; the By-Laws for the administration of the building, easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,600.00

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

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 5515 Country Drive, Nashville, Tennessee 37211 Townhouse No. 24, Hickory Valley Townhouses, Phase I
(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

Betty Jo Peden, Single, her

~~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

Betty Jo Peden, Single, her

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

Witness my hand this 5th day of July, 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. Holliman

Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4725 PAGE 809

Before me, Mrs. Joe L. Jenkins *County aforesaid, personally appeared* Lunsford M. Hollins, Jr., *a Notary Public of the State and 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* 5th *day of* July, *19* 73

Mrs Joe L Jenkins
Notary Public

Commission expires May 7, 1974

065197-7

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Betty Jo Peden, Single

JUL-6 73 CONV 21,600.00
JUL-6 73 S'TAX A* 56.16
JUL-6 73 PR'FEE A* .50
JUL-6 73 W'DEED A* 4.00 * 60.66

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 1 4 3 3 7

IDENTIF. REFERENCE

Jul 6 3 27 PM '73

DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING