BOOK 4726 PAGE 42

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
James M. Thurston Et Ux (NAME)	Fidelity Federal S. & L. Assn. (NAME)	
3102 Ambrose Ave. (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	162-5C
Nashville 37207 Tenn. (CITY) (STATE) (ZIP)	Nashville 37219 Tenn. (CITY) (STATE) (ZIP)	16 pm

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

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

cash in hand paid by
and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement by said Grantee to pay the balance owing to Fidelity Federal Savings & Loan Association of Nashville on a note secured by a deed of trust of record in Book 4612, page 310, R.O.D.C., Tennessee, and the balance owing to Randall Phillips Builders, Inc. on a note secured by lien as set out in Installment Deed of record in Book 4612, page 314, R.O.D.C, Tennessee,

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

JAMES M. THURSTON AND WIFE, ANNIE IRENE THURSTON, their ~~successors~~ heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: A certain condominium apartment in Davidson County, Tennessee, being Town House No. 16 in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which reference is here made.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Moody Wesley Hall, III and wife, Virgie Beasley Hall of record in Book 4717, page 821, Register's Office for Davidson County, Tennessee.

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 $ 23,717.85

Subscribed and sworn to before me, this the 23rd day of July 1973

Affiant: Annie Irene Thurston

My commission expires: Feb 13, 1976 (Affix Seal)

Notary Public: Lunsford M. Hollins Jr.

This is improved (X) unimproved ( ) property, known as 5515 Country Drive, Nashville, Tennessee
Town House No. 16, Hickory Valley Condominium 37211
(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 M. Thurston and wife, Annie Irene Thurston, 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 M. Thurston and wife, Annie Irene Thurston, their

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

Witness my hand this 23rd day of July, 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. V. Pres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nelle Taylor, a Notary Public of the State and County aforesaid, personally appeared Sanford M. Holland 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 2nd day of July, 19 73.

Nelle Taylor Notary Public

Commission expires November 24, 1973

JUL-9?? CONV 23,717.85
JUL-9?? S'TAX A* 61.62
JUL-9?? PR'FEE A* .50
JUL-9?? W'DEED A* 4.00 * 66.12

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

James M. Thurston et ux

C 14473

IDENTIF. REFERENCE

Jul 9 10 42 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING