BOOK 4726 PAGE 82 This Instrument Was Prepared By

WARRANTY DEED

DENNEY, LAWLER, CHERNAU & [illegible]
218 Third Avenue North
Nashville, Tennessee 37201

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.Leon Grimes (NAME)	Leon Grimes (NAME)	
3251 Viking Road (STREET ADDRESS OR ROUTE NUMBER)	3251 Viking Rd (STREET ADDRESS)	80-12 82
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, Tenn (CITY) (STATE) (ZIP)	

mail

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

Cash in hand paid by Leon Grimes and wife, Beatrice Grimes, 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 LEON GRIMES AND WIFE, BEATRICE GRIMES their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in the 13th Civil District of Davidson County, Tennessee, shown as Reserved Parcel "B" on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County, more particularly described as follows:

Beginning at a point in the southeasterly margin of Viking Road, common corner of Lot No. 117 and Reserved Parcel "B"; thence with the line between said two lots southeasterly 85.08 feet; thence westerly 86.37 feet; thence northerly 41.16 feet to a point in the southeasterly margin of Viking Road; thence northeasterly 43.65 feet to the point of beginning.

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. Subject to restrictions of record in Book 4495, page 859, and conditions of owner's certificate, etc. as shown on recorded plan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 10.00

Subscribed and sworn to before me, this the 8th day of June 19 73

Affiant Leon Grimes

My commission expires: November 28, 1973 (Affix Seal)

Notary Public Nelle Taylor

This is unimproved (X) improved ( ) property, known as (House Number) Viking Road (Street) Nashville, Tennessee 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 LEON GRIMES AND WIFE, BEATRICE GRIMES, 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 Leon Grimes and wife, Beatrice Grimes, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand on this 8th day of June, 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: Randall Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nellie Taylor, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, this 5th day of June, 1973.

Nellie Taylor Notary Public

Commission expires Novembo 28, 1973

JUL-93 CONV * 10.00
JUL-93 W'DEED A* 4.00 * 4.00

WARRANTY DEED
FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
LEON GRIMES AND WIFE,
BEATRICE GRIMES

C14491

IDENTIF. REFERENCE

JUL 9 11 26 AM '73
FEE $ RECORDED & REGISTERED
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING