BOOK 4726 PAGE 300

WARRANTY DEED

(CORPORATE FORM)

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

Mail To:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Biter (NAME)	Fidelity Federal S. & L. Assn. (NAME)	162-5
304 Ocala Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	208
Nashville, Tennessee 3721 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

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

cash in hand paid by Charles D. Biter and wife, Janelle Biter, 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

CHARLES D. BITER AND WIFE, JANELLE BITER, their ~~XXXXXX~~ (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hickory Valley Subdivision, Section 3, as of record in Book 4460, page 86, Register's Office for Davidson County, Tennessee, to which reference is here made.

Being the property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 4630, page 548 and Book 4604, page 526; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 86, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $27,850.00

Subscribed and sworn to before me, this the 6th day of July 19 73

Affiant

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

Notary Public

This is improved (X) unimproved ( ) property, known as 304 Ocala Circle (House Number) (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

Charles D. Biter and wife, Janelle Biter, their

~~XXXXXXXXXX~~ 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

Charles D. Biter and wife, Janelle Biter, their

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

Witness my hand this 6th 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 McWilliams Jr.

Vice President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mrs. Joe L. Jenkins, *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* 6th *day of* July, 1973

Mrs Joe L Jenkins *Notary Public*

Commission expires May 7, 1974

042084-4

WARRANTY DEED

FROM

Randall Phillips Builders Inc.

TO

Charles D. Biter et ux.

JUL-9[illegible]	CONV	27,850.00			
JUL-9[illegible]	S'TAX		A*	72.28	
JUL-9[illegible]	PR'FEE		A*	.50	
JUL-9[illegible]	W'DEED		A*	4.00	* 76.78

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 1 4 5 8 7

IDENTIF. REFERENCE

Jul 9 3 35 PM '73

DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING