BOOK 4730 PAGE 901

This instrument was prepared by
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald D. Steen (NAME)	Fidelity Federal S. & L. Assn. (NAME)	
Lot 73, Hickory Valley Section (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	209

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

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

cash in hand paid by Ronald D. Steen and wife, Rebecca B. Steen 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*

RONALD D. STEEN AND WIFE, REBECCA B. STEEN, their (successors), *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Hickory Valley, Section 3, as of record in Book4460, page 86, Register's Office for said County, to which reference is here made.

Being part of 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 4604, page 526, Book 4630, page 548; 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 $ 30,600.00

Subscribed and sworn to before me, this the 20th day of July, 19 73

Ronald D. Steen
Affiant

My commission expires: July 31, 1974 (Affix Seal)

Roger K. Yates
Notary Public

This (unimproved ( ) improved (X) property, known as Lot 73, Hickory Valley Sec., Nashville, Tenn. 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

Ronald D. Steen and wife, Rebecca B. Steen, their

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

Ronald D. Steen and wife, Rebecca B. Steen, their

(successors) *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 20th *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.

VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Roger Yates, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Junior, with whom I am personally acquainted, and who, upon oath, acknowledged 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 20th day of July, 19 73.

Roger K. Yates Notary Public

Commission expires Sept. 21, 1974

JUL 25	CONV	30,600.00			
JUL 25	S'TAX		A*	79.56	
JUL 25	PR'FEE		A*	.50	
JUL 25	W'DEED		A*	4.00	* 84.06

042087-7

WARRANTY DEED

FROM

Randall Phillips Builders, Ind.

TO

Ronald D. Steen et ux.

C 1 6 6 6 4

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

Jul 25 9 41 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING