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Prep. by → DENNEY, L. CREE[illegible]
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
Nelle Sue Branham (NAME)	Nelle Sue Branham (NAME)	
5510 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	Ondoara Park (STREET ADDRESS)	162-9A-117
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Highland Falls, New York 10928 (CITY) (STATE) (ZIP)	BL

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

TEN AND NO/100 Dollars,

cash in hand paid by Nelle Sue Branham, a widow, 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

NELLE SUE BRANHAM, a widow, her XXXXX (successors), heirs and assigns,

A 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. 117, Building No. 20, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, 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, Margaret Will Delvin, of record in Book 4314, page 657, and held under the provisions of a Master Deed Establishing a Horizontal Property Regime, of record in Book 4659, page 32, said Register's Office.
This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 642701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,750.00

Affiant

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

Notary Public

My commission expires 2-23-76 (Affix Seal)

DAVIDSON COUNTY, TENN. — TAX PAID

Unimproved ( )
This is improved (X) property, known as Phase 2, 5510 Country Drive, Nashville, Tennessee Townhouse No. 117, Building no.20, Hickory Valley
(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

Nelle Sue Branham, a widow, her

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

Nelle Sue Branham, a widow, her

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

Witness my hand this 23rd day of July, 1973

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 W. Hollins Jr.

RECEIVED FOR RECORD
JUL 24 1973 2:10 P.M.

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RECD JUN 29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nelle Taylor, a Notary Public of the State and County aforesaid, personally appeared Telesford M. Hollars, 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 23rd day of July, 19 73.

Nelle Taylor Notary Public

Commission expires November 28, 1973

JUL30 CONV 24,750.00
JUL30 S'TAX A* 64.22
JUL30 PR'FEE A* .50
JUL30 WDEED A* 4.00 * 68.72

WARRANTY DEED
FROM
Randall Phillips Builders
TO
Nelle Sue Branham, widow

C 17373

IDENTIF. REFERENCE

JUL 30 12 46 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING