BOOK 4739 PAGE 69

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
Joseph Smalls, Jr. (NAME)	Fidelity Federal S. & L. Assn. (NAME)	81-8
3218 Leawood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	330
Nashville, Tenn. 37218 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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

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

cash in hand paid by Joseph Smalls, Jr., and wife, Ann Smalls, 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*

JOSEPH SMALLS, JR. AND WIFE, ANN SMALLS, their ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, 13th Civil District, being Lot No. 26 on the Plan of Bordeaux Hills Addition, of record in Plat Book 4460, page 9, Register's Office for Davidson County, Tennessee, which plan reference is here made for a more complete description of said lot.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Jones Homes, Inc., of record in Book 4463, page 76, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 4495, page 859; and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4460, page 9, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 20,200.00

Affiant

Subscribed and sworn to before me, this the 17th day of August 19 73.

Notary Public

My commission expires: Commission Expires JAN. 26, 1977 (Affix Seal)

This is improved (X) unimproved ( ) property, known as 3218 Leawood Drive (House Number) (Street) Nashville, Tennessee 37218 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

Joseph Smalls, Jr., and wife, Ann Smalls, 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

Joseph Smalls, Jr., and wife, Ann Smalls, their

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

Witness my *hand this* 17th *day of* August, *19* 73 *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, George R. Woods, *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* 11th *day of* August, *19* 73

George R. Woods *Notary Public*

Commission expires My Commission Expires JAN. 26, 1977

04,2098-1

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

JOSEPH SMALLS, JR., ET UX.

AUG20 73	CONV	20,200.00			
AUG20 73	S TAX		A*	52.52	
AUG20 73	PR FEE		A*	.50	
AUG20 73	W DEED		A*	4.00	* 57.02

C 20393

IDENTIF. REFERENCE

AUG 20 3 49 PM '73

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND
LOAN ASSOCIATION
NASHVILLE