BOOK 4714 PAGE 961

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
Mail to: Walter C. Hubbard et ux	Fidelity Federal Savings & Loan Association	162-5
(NAME) 312 Eulala Court	401 Union St.	36E
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tennessee 37211	(STREET ADDRESS) Nashville, Tennessee 37219	200
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) *Dollars,*
cash in hand paid by Walter C. Hubbard and wife Laura E. Hubbard, the receipt of which is hereby acknowledged, and other good and valuable consideraiton, RANDALL PHILLIPS BUILDERS, INC.----------

has bargained and sold, and does hereby transfer and convey unto the said
Walter C. Hubbard and wife Laura E. Hubbard, their
(successors), heirs and assigns,
certain real estate in Davidson *County, Tennessee, as follows:,*

Land in said County, being Lot 145, shown on the Plan of Hickory Valley, Section 3, of record in Book 4460, page 86, R.O.D.C., Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife of record in Book 4314, page 657, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4630, page 548, Book 4604, page 526, R.O.D.C., Tennessee; easements, setback lines and conditions of owner's certificate, 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 $ 28,900.00

Subscribed and sworn to before me, this the 7th day of September 19 73

Walter C Hubbard
Affiant

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

Mrs Joe L Jenkins
Notary Public

unimproved ( )
This is improved (X) property, known as 312 Eulala Court (House Number) (Street) Nashville, Tennessee 37211 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estates, title and interest belonging to the said
Walter C. Hubbard and wife Laura E. Hubbard, 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
Walter C. Hubbard and wife Laura E. Hubbard, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 7th *day of* September, 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. Helton Jr.
Vice President

Prepared By

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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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 7th day of September, 19 73.

Commission expires May 7, 1974

Mrs Joe L Jenkins Notary Public

084318-5

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

WALTER C. HUBBARD ET UX

SEP 10 CONV 28,900.00
SEP 10 STAX A* 75.14
SEP 10 PREEE A* .50
SEP 10 WDEED A* 4.00 * 79.64

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

C 23159

IDENTIF. REFERENCE

SEP 10 3 35 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING