This Instrument Was Prepared by
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 4750 PAGE 160 **WARRANTY DEED**

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mail to: Sam W. Clinard, Jr. (NAME)	Fidelity Federal S. & L. Assn. (NAME)	
345 Ocala Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-5
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	221 Pt

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

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

cash in hand paid by Sam W. Clinard, Jr., and wife, Frances E. Clinard 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*

SAM W. CLINARD, JR. AND WIFE, FRANCES E. CLINARD, theirxxxxxx *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Hickory Valley, Section 3, as of record in Book 4460, page 86, Register's Office for said County; to which reference is here made.

Being part of the same 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 of 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 $ 30,500.00

Subscribed and sworn to before me, this the 24th day of September 1973.

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as 345 Ocala Drive, Nashville, Tennessee 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

Sam W. Clinard, Jr. and wife, Frances E. Clinard, their

(Grantee).

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

Sam W. Clinard, Jr., and wife, Frances E. Clinard, their

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

Witness my hand this 24th day of September, 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

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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 24th day of September, 19 73.

Mrs Joe L. Jenkins Notary Public

Commission expires May 7, 1974

04 2112-1

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Sam W. Clinard, Jr, et ux.

SEP 26 73	CONV	30,500.00			
SEP 26 73	S TAX		A*	79.30	
SEP 26 73	PR FEE		A*	.50	
SEP 26 73	W DEED		A*	4.00	* 83.80

C 25498

IDENTIF. REFERENCE

SEP 26 3 18 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING