ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael W. Brooks	JOHN W. MURPHREE COMPANY	162-5-245
(NAME) 316 Ocala Drive	(NAME) 1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

-------$10.00----------

For and in consideration of the sum of

----------$TEN AND NO/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

JAN-3??	CONV	30,300.00			
JAN-3??	S'TAX		A*	78.78	
JAN-3??	PR'FEE		A*	.50	
JAN-3??	W'DEED		A*	4.00	* 83.28

We, RANDALL PHILLIPS BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said

MICHAEL W. BROOKS AND WIFE, CYNTHIA P. BROOKS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 109 on the Plat of Hickory Valley Subdivision, Section III, of record in Book 4460, page 86, Register's Office for said County.

Said Lot 109 fronts 80.0 feet on the north margin of Ocala Drive and extends back 183,68 feet on the west line, and 179.49 feet on the east line, to a line on the rear on which it measures 70.27 feet.

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 for said County.

unimproved ( )
This is improved XXX property, known as 316 (House Number) Ocala Drive (Street)

Nashville, Tennessee (City or Town) 37211 (Zip Code)
(P. O. Address)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 31st day of December, 1973.

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.

Lunsford M. Hollins, Jr., Vice President

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LUNSFORD M. HOLLINS, JR. and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that he as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins, Jr. as such Vice President

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 1973

Virginia Phillips Notary Public

Commission expires August 18, 1975

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 30,300.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael W. Brooks

Sworn to and subscribed before me this 31st day of December, 1973

My commission expires August 18, 1975. Notary Public Virginia Phillips

This instrument was prepared by:

C. H. Briley, Jr., Atty., Suite 2114 Parkway Towers, Nashville, Tennessee
Name Address

234953-pbh

WARRANTY DEED

FROM RANDALL PHILLIPS BLDRS, INC.

TO MICHAEL W. BROOKS, ET UX

37194

IDENTIF. REFERENCE

JAN 3 11 41 AM '74
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Offices of
Pioneer National Title Insurance Company
Suite 2114—Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

FORM 1002 REVISED REV. 4/1/72