BOOK 4781 PAGE 571

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert J. VanFleet, Jr.	John W. Murphree Company	5D-40777
(NAME) 328 Eulala Circle	(NAME) 1283 Murfreesboro Road	162-5-262
(STREET ADDRESS OR ROUTE NUMBER) 37211 Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00 ---------- TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by ROBERT J. VANFLEET, JR. AND WIFE, DIANNE A. VANFLEET, the receipt of which is hereby acknowledged, other good and valuable considerations,

RANDALL PHILLIPS BUILDERS, INC.

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

ROBERT J. VANFLEET, JR. AND WIFE, DIANNE A. VANFLEET

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. 139 on the Plat of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, page 86, Register's Office for said County.

Said Lot 139 fronts 35 feet on the southwest margin of Eulala Circle and extends back 164.97 feet on the north line, and 203.73 feet on the southeast line to a line on the rear which is a broken line on which it measures 180.97 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, as of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 328 Eulala Circle (House Number) (Street)
Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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 15th day of January, 19 74.

RANDALL PHILLIPS BUILDERS, INC.
BY: Lunsford M. Hollins Jr.

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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, Virginia Phillips, 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 and _____ respectively 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 and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of January, 19 74.

Virginia Phillips Notary Public

Commission expires 8-18-75

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert J. VanFleet Jr.

Sworn to and subscribed before me this 15th day of January, 19 74

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:

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

JAN 18 74 CONV 29,900.00
JAN 18 74 S TAX A* 77.74
JAN 18 74 PRFEE A* .50
JAN 18 74 WDEED A* 4.00 * 82.24

G-235071 dh
WARRANTY DEED

FROM

RANDALL PHILLIPS BLDRS, INC.

TO

ROBERT J. VANFLEET, JR. ETUX

C 38895

IDENTIF. REFEREE

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

JAN 18 10 22 AM 74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

FORM 1002 HESSEY REV. 4/1/72