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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles T. Howard	John W. Murphree Company	
(NAME) 312 Ocala Circle	(NAME) 1283 Murfreesboro Road	162-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	206 pm
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, RANDALL PHILLIPS BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES T. HOWARD AND WIFE, PAULINE E. HOWARD

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. 70 on the Plan of Hickory Valley Subdivision, Section 3, of record in Book 4460, page 86, Register's Office for said County. Said Lot 70 fronts 43.89 feet on the southwesterly margin of Ocala Circle and extends back 186.78 feet on the north line and 103.69 feet on the southeast line to a line on the rear on which it measures 182.87 feet, said rear line being a broken line.
Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, of record in Book 4314, page 657, said Register's Office.

This is unimproved ( ) improved (X) property, known as 312 Ocala Drive, Nashville, Tennessee
(House Number) (Street)

(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 18th day of January, 19 74

RANDALL PHILLIPS BUILDERS, INC.
BY: Stanford 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 18th day of January, 19 74.

Virginia Phillips Notary Public

Commission expires 8-18-75

NOTARY PUBLIC VIRGINIA PHILLIPS DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles T. Howard

Sworn to and subscribed before me this 18th day of January, 19 74.

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

NOTARY PUBLIC VIRGINIA PHILLIPS DAVIDSON CO. TENN.

This instrument was prepared by:

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

JAN23 CONV 29,500.00
JAN23 STAX A* 76.70
JAN23 PRFEE A* .50
JAN23 WDEED A* 4.00 * 81.20

WARRANTY DEED
G-234589-dmc

FROM Randall Phillips Builders, Inc.

TO Charles T. Howard, ET UX

C 39501

IDENTIF. REFERENCE

JAN 23 10 49 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

FORM 1002 HERSEY REV. 4/1/70