BOOK 4794 PAGE 85

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Philip W. Duer etux	John W. Murphree Company	5D-55670
(NAME)	(NAME)	
5510 Country Drive	1283 Murfreesboro Road	162-5-C par.55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

Cash in hand paid by PHILIP W. DUER AND WIFE, PAMALA R. DUER, 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

PHILIP W. DUER AND WIFE, PAMALA R. DUER

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

Land in the 5th Civil District of Davidson County, Tennessee, being Townhouse No. 55, Building 8, on the Plan of Hickory Valley Condominiums, Phase 2, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

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, Register's Office for Davidson County, Tennessee.

MAR-6	CONV	25,950.00			
MAR-6	STTAX		A*	67.34	
MAR-6	PBFEE		A*	.50	
MAR-6	WDEED		A*	4.00	* 71.84

unimproved ( )
This is improved (X) property, known as 5510 Country Drive (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 5 day of MARCH, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

BY: [signature]

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 5 day of MARCH, 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 $ 25,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Philip W. Duer

Sworn to and subscribed before me
this 5 day of MARCH, 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, Tennessee
Name Address

G- 235596 dh
WARRANTY DEED

FROM

RANDALL PHILLIPS BLDRS, INC.

TO

PHILIP W. DUER ETUX

C 44598

IDENTIF. REFERENCE

MAR 6 3 48 PM '74

FELIX P. ... REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
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 HEBBERT REV. 4/1/73