| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Joel M. Penny, ET UX | John W. Murphree Company | 2D-63270 |
| (NAME) | (NAME) | |
| 204 Apollo Circle | 1283 Murfreesboro Road | 149-9 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tennessee | Nashville, Tennessee | 120 pd |
| (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.

| | | | | | |
|---|---|---|---|---|---|
| MAR 15 | CONV | 25,450.00 | | | |
| MAR 15 | S TAX | | A* | 66.04 | |
| MAR 15 | PR FEE | | A* | .50 | |
| MAR 15 | W DEED | | A* | 4.00 | * 70.54 |

have bargained and sold, and by these presents do transfer and convey unto the said
JOEL M. PENNY AND WIFE, DEBORAH ANN PENNY

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. 204 on the Plan of Barclay Square, Section 1, of record in Book 4460, page 141, Register's Office for said County.

Said Lot 204 fronts 35 feet on the southerly margin of Apollo Circle and extends back 96.45 feet on the northeasterly line, and 143.43 feet on the westerly line, to a line on the rear which is a broken line on which it measures 173.35 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4577, page 640, said Register's Office.

unimproved ( )
This is improved (X) property, known as 204 Apollo Circle Antioch, 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 11th day of March, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr.

BOOK 4796 PAGE 551

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 Sumford M. Hollins Jr and _____, with whom I am personally acquainted, and who, upon oath, acknowledged Himself to be Vice Pres and _____ respectively of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that he as such Vice Pres 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 Sumford M Hollins Jr as such Vice Pres and attesting the same by the said _____ as such _____

Witness my hand and seal, at office in Nashville, Tennessee, this 11th 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 $ 25,450.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Joel M Penny

Sworn to and subscribed before me
this 11th day of March, 19 74

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

This instrument was prepared by:

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

WARRANTY DEED
G-235505-dmc

FROM Randall Phillips Builders, Inc.

TO Joel M. Penny, ET UX

G 45751

IDENTIF. REFERENCE

MAR 15 10 59 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

FILE TENNESSEE TITLE CO.

FORM 1002 HERSEY REV. 4/1/73