ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Leland A. Talkington etux	John W. Murphree Company	2D-63251
(NAME)	(NAME)	
128 Apollo Drive	1283 Murfreesboro Road	149-9-86
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013	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 LELAND A. TALKINGTON, JR. AND WIFE, AUDREY VIRGINIA TALKINGTON, 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

LELAND A. TALKINGTON, JR. AND WIFE, AUDREY VIRGINIA TALKINGTON

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

Said Lot 19 fronts 94.45 feet on the northerly margin of Apollo Court East and extends back 109.50 feet on the easterly line and 122.88 feet on the westerly line to a line on the rear on which it measures 46.62 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, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 128 Apollo Drive (House Number) (Street)
Antioch, Tennessee 37013 (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 28 day of March, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Phillips Jr.

BOOK 4801 PAGE 804

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 28 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 $ 22,550.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Leland A. Talkington Jr.

Sworn to and subscribed before me
this 28 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

APR-2 CONV 22,550.00
APR-2 S TAX A* 58.50
APR-2 PR FEE A* .50
APR-2 W DEED A* 4.00 * 63.00

G-235733 dh
WARRANTY DEED

FROM

RANDALL PHILLIPS BLDRS. INC

TO

LELAND A. TALKINGTON, JR. ETUX

C 4 8 1 1 4

IDENTIF. REFERENCE

APR 2 11 19 AM '74

FELIX Z. WILSON II 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