ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JAMES L. SPRINGER, JR., ET UX (NAME)	JOHN W. MURPHREE COMPANY (NAME)	162-5
305 OCALA COURT SOUTH (STREET ADDRESS OR ROUTE NUMBER)	1283 MURFREESBORO ROAD (STREET ADDRESS)	21 Pt
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE (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 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 JAMES L. SPRINGER, JR., AND WIFE, JANE L. SPRINGER

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. 77 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 77 fronts 113.47 feet on the northeast margin of Ocala Court South, and extends back 96.89 feet on the north line, and 131.71 feet on the south line, to a line on the rear on which it measures 88.17 feet.

Being part of the same 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 said County.

unimproved ( )
This is improved (X) property, known as 305 Ocala Court South (House Number) Nashville, Tennessee (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 7 day of June, 19 74.

RANDALL PHILLIPS BUILDERS, INC.
BY: Randall M. Phillips Jr.

BOOK 4823 PAGE 287

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 7th day of June, 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 $ 34,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James L. Springer, Jr.

Sworn to and subscribed before me this 7th day of JUNE, 19 74

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

This instrument was prepared by:

C. H. BRILEY, JR., ATTY. 344 4th AVENUE NORTH NASHVILLE, TENNESSEE
Name Address

JUN 10 '74 CONV 34,150.00
JUN 10 '74 S'TAX A* 88.66
JUN 10 '74 PR'FEE A* .50
JUN 10 '74 W'DEED A* 4.00 * 93.16

G-236845 bhb

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO JAMES L. SPRINGER, JR., ET UX

C 57947

IDENTIF. REFERENCE

JUN 10 9 51 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title Insurance Company
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 HOMEY REV. 4/1/73