ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MICHAEL T. BERKNER, ET UX (NAME)	JOHN W. MURPHREE COMPANY (NAME)	
233 MANATEE COURT (STREET ADDRESS OR ROUTE NUMBER)	1283 MURFREESBORO ROAD (STREET ADDRESS)	147-9
ANTIOCH, TENNESSEE 37013 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	96 Part

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.

JUL-2? CONV 28,150.00
JUL-2? S'TAX A* 73.06
JUL-2? PR'FEE A* .50
JUL-2? W'DEED A* 4.00 * 77.56

have bargained and sold, and by these presents do transfer and convey unto the said

MICHAEL T. BERKNER AND WIFE, SANDY BERKNER

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

Said Lot 29 fronts 35 feet on the southerly margin of Manatee Court and extends back 173.41 feet on the northeasterly line and 128.73 feet on the westerly line, to a line on the rear on which it measires 144.14 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 233 Manatee Court (House Number) Antioch, 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 28 day of June, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford W. Phillips, Jr.

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 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 $ 28,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael T. Berkner

Sworn to and subscribed before me
this 28 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

G-237160 bhb

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

MICHAEL T. BERKNER, ET UX

C 6 1 3 8 1

IDENTIF. REFERENCE

JUL 2 10 41 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX