BOOK 1837 PAGE 781

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
John M. Brown et ux	John W. Murphree Company	
(NAME)	(NAME)	
240 Manatee Court	1283 Murfreesboro Road	149-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	9E
Antioch, Tennessee	Nashville, Tennessee	121
(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, the receipt if which is hereby acknowledged, and other good and valuable considerations,

RANDALL PHILLIPS BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said JOHN M. BROWN AND WIFE, KATHERINE J. BROWN

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. 31 on the Plat of Barclay Square, Section I, of record in Plat Book 4460, page 141, Register's Office for Davidson County, Tennessee.

Said Lot 31 fronts 35 feet on the east margin of Manatee Court and extends back 136.78 feet on the northwest line, and 111.53 feet on the south line, to a line on the rear, on which it measures 121.77 feet.

Being part of the same 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 said County.

unimproved ( )
This is improved ( ) property, known as 240 Manatee Court (House Number) (Street)
Antioch, Tennessee (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 18th day of July, 19 74.

Randall Phillips Builders Inc.

By: Lunsford McKellar Jr.

STATE OF TENNESSEE

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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, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. xxxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. xxxx _____ respectively of the Randall Phillips Builders-Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxxx, 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 xxxxxxxxxxxxxxxxxxxxxx xxxxxxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of July, 1974.

[signature] Notary Public

Commission expires July 27, 1977

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,700.00

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

Katherine J. Brown

Sworn to and subscribed before me this 18th day of July, 1974.

My commission expires July 27, 1977 Notary Public [signature]

This instrument was prepared by:

C. H. Briley Jr., Atty.	344 4th Avenue North Nashville, Tennessee
Name	Address

~~JUL25 74 CONV 29,700.00~~

JUL25 74 S'TAX A* 77.22

JUL25 74 PR'FEE A* .50

JUL25 74 W'DEED A* 4.00 * 81.72

WARRANTY DEED

G-237278 SN

FROM

Randall Phillips Builders Inc.

TO

John M. Brown et ux

C 6 4 6 4 4

IDENTIF. REFERENCE

JUL 25 11 23 AM '74

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
LEASE PUT IN TENN. TITLE CO. BOX