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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John L. Wellborn et ux (NAME)	John W. Murphree Company (NAME)	Map 162-9-A
5510 Country Dr., TH 19 (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Pat. 19
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 & No/100 DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration,

Randall Phillips Builders Inc.

have bargained and sold, and by these presents do transfer and convey unto the said John L. Wellborn & Wife, Lina Rogers Wellborn

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Townhouse No. 19, Building 3, on the Plan of Phase 2, Hickory Valley Condominiums, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description for said property.

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 Davidson County, Tennessee.

This conveyance is made subject to the provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated; to the ByLaws for administration thereof; to easement, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions, options burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime with respect to Hickory Valley Condominium Townhouses, of record in Book 4460, page 133, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 5510 Country Drive, TH 19 (House Number) (Street)
Nashville, 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 25th day of July, 19 74.

Randall Phillips Builders Inc.

By: [signature] Jr.

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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, the undersigned authority, 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 Pres x and xxx _____ respectively of the Randall Phillips Builders Inc., the within named bargainor, a corporation, and that he as such Vice Pres and xxxx, 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 Pres. and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 25th day of July, 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 $ 27,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John L. Wellborn

Sworn to and subscribed before me
this 25th day of July, 19 74.

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

This instrument was prepared by:

C. H. Briley Jr., Atty.	344 4th Ave. North	Nashville, Tenn.
Name		Address

JUL30'74	CONV	27,750.00			
JUL30'74	S'TAX		A*	72.02	
JUL30'74	PRFEE		A*	.50	
JUL30'74	W'DEED		A*	4.00	* 76.52

WARRANTY DEED

G-237022

FROM Randall Phillips Builders Inc.

TO John L. Wellborn et ux

C 6 5 2 4 4

IDENTIF. REFERENCE

JUL 30 11 26 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

RETURN TO OFFICE
THIS FOR IN CORP. TITLE CO. BOX