ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
FREDRICK D. GEISSLER, ETUX (NAME)	JOHN W. MURPHREE COMPANY (NAME)	
309 OCALA COURT SOUTH (STREET ADDRESS OR ROUTE NUMBER)	1283 MURFREESBORO ROAD (STREET ADDRESS)	162-5
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	2/14

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.

AUG-5-74	CONV	30,600.00			
AUG-5-74	S'TAX		A*	79.56	
AUG-5-74	PR'FEE		A*	.50	
AUG-5-74	W'DEED		A*	4.00	* 84.06

have bargained and sold, and by these presents do transfer and convey unto the said FREDRICK D. GEISSLER AND WIFE, BEVERLY T. GEISSLER

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. 78 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 78 fronts 40 feet on the east margin of Ocala Court South and extends back 131.71 feet on the north line and 151.19 feet on the south line, to a line on the rear which is a broken line on which it measures 170.44 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, as of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 309 Ocala Court South, Nashville, Tennessee
(House Number) (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 1 day of August, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

BY: [signature]

STATE OF TENNESSEE
COUNTY OF _____

BOOK 4810 PAGE 942

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 _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 1 day of AUGUST, 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 $ 30,600.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frederick D. Hursley

Sworn to and subscribed before me
this 1 day of AUGUST, 19 74.

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

This instrument was prepared by:

C. H. BRILEY, JR., ATTY.	3444th AVENUE NORTH	NASHVILLE, TENNESSEE
Name	Address	

G-237302 bhb

WARRANTY DEED

FROM

TO

C 6 6 0 4 1

IDENTIF. REFERENCE

AUG 5 3 15 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

RETURN TO P.O. BOX [illegible] OFFICE