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Prepared by Danny Lackey, Attorney

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Lynn Garrott (NAME)	Fidelity Federal S. & L. Assn. (NAME)	
5515 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	162-9A
Nashville, Tn. 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	31 pw

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Sandra Lynn Garrott Divorced, and other good and valuable considerations the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

SANDRA LYNN GARROTT, her ~~successors~~, *heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*. A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:
Town House No. 31, Building No. 3, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is here made.
Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, by deed from Clyde H. Delvin, Jr., and wife, of record in Book 4314, page 657, said Register's Office.
This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office; the By-Laws for the administration of the building, easements, 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 condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 9th day of August 19 74.

Affiant

My commission expires: August 16, 1977 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

This is unimproved ( ) improved (X) property, known as Townhouse No. 31, (House Number) Building No. 3 (Street) Hickory Valley P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Sandra Lynn Garrott, Divorced, her

~~successors~~, *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Sandra Lynn Garrott, Divorced, her

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 9th *day of* August, 19 74 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

By: Lewis Jr. Vice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas M. Grisham *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr. *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Randall Phillips Builders, Inc., *the within named bargainor, a corporation, and that* he *as such* vice president *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 9th *day of* August, *19* 74

Douglas M. Grisham *Notary Public*

DOUGLAS M. GRISHAM NOTARY PUBLIC

Commission expires August 16, 1977

AUG 13 74	CONV	27,500.00				
AUG 13 74	S TAX		A*	58.50		
AUG 13 74	PR FEE		A*	.50		
AUG 13 74	W DEED		A*	4.00	*	63.00

Fidelity Federal Savings & Loan Association 226 3rd Avenue North Nashville, Tenn. 37129

073151-0

WARRANTY DEED

FROM

Randall Phillips Builders,

TO

Sandra Lynn Garrott

C 6 7 0 3 8

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

IDENTIF. REFERENCE

AUG 13 3 08 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING