ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DONALD RAY BUMGARDNER (NAME)	JOHN W. MURPHREE COMPANY (NAME)	162-5
413 OCALA COURT NORTH (STREET ADDRESS OR ROUTE NUMBER)	1283 MURFREESBORO ROAD (STREET ADDRESS)	235 Pcl
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 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.

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

DONALD RAY BUMGARDNER AND WIFE, RUNELLE S. BUMGARDNER

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. 99 on the Plan of Resubdivison of Lots 95-101 and 87, of Hickory Valley Subdivision, Section 3, of record in Book 4715, page 29, Register's Office for said County.

Said Lot 99 fronts 81.0 feet on the westerly margin of Ocala Court North and extends back 174.11 feet on the southerly line, and 171.95 feet on the northerly line, to a line on the rear on which it measures 64.22 feet.

Being part of the 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 said County.

unimproved ( )
This is improved (X) property, known as 413 Ocala Court North, 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 16 day of August, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

BY:

STATE OF TENNESSEE
COUNTY OF _____

BOOK 4844 PAGE 640

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 V. PRES. and _____ respectively of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that HE as such V. PRES. 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 16 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 $ 28,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald Ray Bumgardner

Sworn to and subscribed before me
this 16 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. — Name
344 4th AVENUE NORTH, NASHVILLE, TENNESSEE — Address

AUG 19 73	CONV	28,250.00			
AUG 19 73	S'TAX		A*	73.32	
AUG 19 73	PR'FEE		A*	.50	
AUG 19 73	W'DEED		A*	4.00	* 77.82

G-237656 bhb
WARRANTY DEED
FROM
RANDALL PHILLIPS BUILDERS, INC.
TO
DONALD RAY BUMGARDNER, ETUX

C 67652

IDENTIFICATION REFERENCE

AUG 19 11 13 AM '74

DAVIDSON CO. 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