ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James H. Nelson et ux (NAME)	John W. Murphree Company (NAME)	
335 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	162-5
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	274 Pd

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, andother good and valuable considerations,

Randall Phillips Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Nelson & Wife, Judith E. Nelson

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. 154 on the Plat of Hickory Valley, Section 3, of record in Book 4460, page 86, Register's Office for said County.

Said Lot 154 fronts 78.17 feet on the southerly margin of Brewer Drive and extends back 172.88 feet on the westerly line and 181.07 feet on the easterly line, to a line on the rear which is a broken line on which it measures 99.96 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, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 335 Brewer Drive (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 6th day of September, 19 74.

Randall Phillips Builders, Inc.

By:

BOOK 4850 PAGE 717

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, Sandra L. Nolan, 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 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- President and acknowledging the same by the said xxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of September, 19 74.

Sandra L. Nolan Notary Public

Commission expires 7/27/77

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 34,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James H. Nelson

Sworn to and subscribed before me
this 6th day of September, 1974.

My commission expires 7/27/77 Notary Public Sandra L. Nolan

This instrument was prepared by:

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

SEP 10 7⁴ CONV 34,500.00
SEP 10 7⁴ S'TAX A* 99.70
SEP 10 7⁴ PR'FEE A* .50
SEP 10 7⁴ W'DEED A* 4.00 * 94.20

WARRANTY DEED

G-238050 SN
FROM

Randall Phillips Builders Inc.

TO

James H. Nelson et ux

C 70483

IDENTIF. REFERENCE

SEP 10 11 17 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, 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