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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Guthrie Dean et ux	John W. Murphree Company	
(NAME)	(NAME)	162-5
327 Brewer Drive	1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	276 pd
Nashville, Tennessee 37211	Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(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 considerations,

Randall Phillips Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said
Guthrie Dean & Wife, Muriel Dean

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

Said Lot No. 156 fronts 114.91 feet on the south margin of Brewer Drive, and extends back 100.81 feet on the east line, which is a broken line, and 132.12 feet on the west line, to a line on the rear on which it measures 110.51 feet.

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 said County.

unimproved ( )
This is improved ( ) property, known as 327 Brewer Drive
(House Number) (Street)
Nashville, Tennessee 37211
(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 11th day of November, 19 74.

Randall Phillips Builders, Inc.

By: Lunsford M. Hollins Jr.
Vice-President

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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, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and xxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. and xxx respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. and xxxxx, 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 xxxxxxxxxxxxxxxxxx as such xxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of November, 19 74.

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 $ 34,950.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Guthrie Dean

Sworn to and subscribed before me this 11th day of November, 19 74.

My commission expires 7/27/77 Notary Public

This instrument was prepared by:

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

NOV 12 ~ CONV 34,950.00
NOV 12 ~ S'TAX A* 90.74
NOV 12 ~ PR'FEE A* .50
NOV 12 ~ W'DEED A* 4.00 * 95.24

WARRANTY DEED
G-238744 SN
FROM Randall Phillips Builders, Inc.
TO Guthrie Dean et ux

C 77849

IDENTIF. REFERENCE

Nov 12 11 20 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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX