BOOK 4869 PAGE 604

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Thomas M. Bauer (NAME)	John W. Murphree Company (NAME)	
116 Apollo Court East (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	149-9
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	83

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS

Cash in hand paid , and other good and valuable considerations, the receipt for which is hereby acknowledged, we Randall Phillips Builders, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said THOMAS M. BAUER and wife, KATHRYN . BAUER

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. 16 on the Plat of Barclay Square, Section 1, of record in Book 4460, page 141, Register's Office for said County.

SAID Lot 16 fronts 35 feet on the east margin of Apollo Court East and extends back 99.06 feet on the north line and 156.78 feet on the southwest line, which is a broken line to a line on the rear on which it measures 129.80 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from James I. Vance Berry, Trustee, of record in Book 4577, page 640, said Register's Office.

C78885

IDENTIF. REFERENCE

Nov 20 10 46 AM '74

FELIX A. ... REGISTER DAVIDSON COUNTY, TENN.

NOV20[illegible]	CONV	29,650.00		
NOV20[illegible]	S'TAX	A*	76.96	
NOV20[illegible]	PR'FEE	A*	.50	
NOV20[illegible]	W'DEED	A*	4.00	* 81.46

unimproved ( )
This is improved ( ) property, known as 116 Apollo Court East (House Number) (Street)

Antioch (City or Town) 37013 (Zip Code)
(P. O. Address)

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 18th day of November, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

by: Randall M. Phillips Jr.
Vice-President

STATE OF TENNESSEE
COUNTY OF _____ BOOK 4869 PAGE 605

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, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. ~~XXX~~ with whom I am personally acquainted, and who, upon oath, acknowledged him to be vice-president and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such vicepresident 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 ~~Xice-Xresident~~ 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 1st day of November, 1974.

Sandra L. Nolan Notary Public

Commission expires July 27, 1977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,650.00

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

Thomas M. Bauer

Sworn to and subscribed before me this 1st day of November, 1974.

Sandra L. Nolan

My commission expires July 27, 1977 Notary Public

This instrument was prepared by:

Name	Address
C. H. Briley, Jr., Attorney	344 Fourth Avenue North, Nashville, Tennessee 37219

238631 bd

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC

TO THOMAS M. BAUER et ux

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

PLEASE PUT IN TENN. TITLE CO. BOX

REGISTERS OFFICE