ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip A. Hester et ux (NAME)	John W. Murphree Company (NAME)	
224 Manatee Court (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	149-9
Antioch, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	10.00 PW

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 Phillip A. Hester & Wife, Cathy L. Hester

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. 35 on the Plan of Barclay Square, Section 1, of record in Plat Book 4460, page 141, Register's Office for said County. Said Lot 35 fronts 54.78 feet on the northeast margin of Manatee Court, and extends back 139.99 feet on the northwest line, and 178.73 ~~feeton the~~ southeast line, to a line on the rear, which it measures 88.90 feet.

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

C78893

IDENTIF. REFERENCE

Nov 20 10 57 AM '74

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

NOV 20 74	CONV	26,450.00		
NOV 20 74	S'TAX		A* 68.64	
NOV 20 74	PR'FEE		A* .50	
NOV 20 74	W'DEED		A* 4.00	* 73.14

unimproved ( )
This is improved ( ) property, known as 224 Manatee Court (House Number) (Street)
Antioch, Tennessee 37013
(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 19th day of November, 19 74.

Randall Phillips Builders, Inc.

By: Lunsford McWilliams Jr.
Vice President

STATE OF TENNESSEE

COUNTY OF __________ BOOK 4869 PAGE 627

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. xxxxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. xxxxx respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. 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 President

xxxxxxxxxxxxxxxxxxxxxxx xxxxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of November, 1974.

(signature) 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 $ 26,450.00

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

Phillip A. Hester

Sworn to and subscribed before me this 19th day of November, 1974.

My commission expires 7/27/77 Notary Public (signature)

This instrument was prepared by:		
C. H. Briley Jr., Atty.	344 4th Ave. North	Nashville, Tennessee
Name		Address

WARRANTY DEED

G-238743 SN

FROM

Randall Phillips Builders, Inc.

TO

Phillip A. Hester et ux

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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX