ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James A. Burns et ux (NAME)	John W. Murphree Company (NAME)	
305 Ash Grove Court (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	162-5
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	139 pt

WARRANTY DEED

For and in consideration of the sum of $10.00----------
Ten and no/100---------- DOLLARS

C82288

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
DEC 23 10 32 AM '74

IDENTIFICATION REFERENCE

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 James A. Burns and wife, June T. Burns

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

Said Lot 46 fronts 92.80 feet on the Northeast margin of Ash Grove Court and extends back 246.03 feet on the northwest line, and 142.80 feet on the Southeast line, to a line on the rear on which it measures 132.33 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, Register's Office for Davidson County, Tennessee.

DEC23	CONV	35,050.00				
DEC23	S'TAX		A*	91.00		
DEC23	PR'FEE		A*	.50		
DEC23	W'DEED		A*	4.00	*	95.50

unimproved ( )
This is improved ( ) property, known as 305 Ash Grove Court (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 20th day of December, 19 74.

Randall Phillips Builders, Inc.

By: [signature]
Vice President

BOOK 4876 PAGE 868

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 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. xxxxxx, 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 xxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of December, 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 $ 35,050.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Burns

Sworn to and subscribed before me this 20th day of December, 19 74.

Sandra L. Nolan Notary Public

My commission expires 7/27/77

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

WARRANTY DEED
G-238967 SN
FROM
Randall Phillips Builders, Inc.
TO
James A. Burns 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