BOOK 4877 PAGE 875.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Paul A. Boensch Jr. et ux	John W. Murphree Company	
(NAME) 409 Ocala Court	(NAME) 1283 Murfreesboro Road	162-5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Nashville, Tennessee	236,
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
Ten and 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 Paul A. Boensch Jr. & Wife, Jeane B. Boensch

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. 100 on the Plan of Resubdivision of Lots 87 and 95, thru 101, on the Plat of Hickory Valley Subdivision, Section 3, of record in Plat Book 4715, page 29, Register's Office for said County.

Said Lot 100 fronts 74 feet on the east margin of Ocala Court North and extends back 174.11 feet on the north line and 173.52 feet on the south line, to a line on the rear on which it measures 89.38 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.

DEC30	CONV	37,550.00			
DEC30	S'TAX		A*	97.50	
DEC30	PR'FEE		A*	.50	
DEC30	W'DEED		A*	4.00	* 102.00

unimproved ( )
This is improved ( ) property, known as 409 Ocala Court, Nashville, Tennessee
(House Number) (Street)

(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 23rd day of December, 19 74.

Randall Phillips Builders, Inc.

By: [illegible]

STATE OF TENNESSEE
COUNTY OF _____ BOOK 4877 PAGE 876

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 and with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres xxxxx and _____ 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 Pres. and attesting the same by the said xxxxxxxxxxxxxxxxxx as such xxxxxxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd 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 $ 37,550.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul A. Boensch

Sworn to and subscribed before me
this 23rd day of December, 19 74

Sandra L. Nolan

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

WARRANTY DEED
G-238926 SN

FROM
Randall Phillips Builders, Inc.

TO
Paul A. Boensch Jr. et ux

C 82754

IDENTIF. T REFERENCE

Dec 30 10 38 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