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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James A. Middeke et ux (NAME)	John W. Murphree Company (NAME)	Map 162-5
405 Ocala Court North, (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par. 237
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37211 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

cash and other good and valuable consideration, the receipt of which is hereby acknowledged, RANDALL PHILLIPS BUILDERS, INC.

82853 ↑ IDENTIF. REFERENCE Dec 30 3 37 PM '74 FILED FOR RECORD AND REGISTERED DAVIDSON COUNTY, TENN.

have bargained and sold, and by these presents do transfer and convey unto the said James A. Middeke and wife, Sally Middeke

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

Said Lot 101 fronts 70 feet on the East margin of Ocala Court, North and extends back 173.52 feet on the North line and 141.31 feet on the South line to a line on the rear which is a broken line on which it measures 133.60 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.

DEC 30 74	CONV	37,650.00			
DEC 30 74	S'TAX		A*	97.76	
DEC 30 74	PR'FEE		A*	.50	
DEC 30 74	W'DEED		A*	4.00	* 102.26

unimproved ( )
This is improved (X) property, known as 405 Ocala Court North (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 27 day of December, 19 74.

RANDALL PHILLIPS BUILDERS, INC.

By: [signature]
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, Virginia Phillips, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President and _____ of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that HE as such Vice President, 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 execution of the said _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 27 day of December, 1974.

Virginia Phillips Notary Public

Commission expires 8-18-75

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 37,650.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Middeke

Sworn to and subscribed before me
this 27 day of December, 1974.

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:

C. H. Briley, Jr., Attorney, 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

G#-238994

FROM

Randall Phillips Builders, Inc.

TO

James A. Middeke 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