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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles W. Deweese et ux	John W. Murphree Company	
(NAME)	(NAME)	
309 Ash Grove Court	1283 Murfreesboro Road	162-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37217	199
(CITY) (STATE) (ZIP CODE)	(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.

have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Deweese and wife, Mary Jane Deweese

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

Said Lot 45 fronts 36.70 feet on the northeast margin of Ash Grove Court and extends back 219.96 feet on the northwest line and 246.03 feet on the southeast line, to a line on the rear which is a broken line on which it measures 289.35 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.

This is unimproved ( ) improved (X) property, known as 309 Ash Grove Court (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 3 day of January, 1975.

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

Witness my hand and seal, at office in Nashville, Tennessee, this 3 day of January, 19 75.

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 $ 30,650.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles W. Deweese

Sworn to and subscribed before me this 3 day of January, 19 75.

Virginia Phillips Notary Public

My commission expires 8-18-75

This instrument was prepared by:

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

Name			Address
JAN-6[19]	CONV	30,650.00	
JAN-6[19] S'TAX		A* 79.56	
JAN-6[19] PR'FEE		A* .50	
JAN-6[19]	W'DEED	A* 4.00	* 84.06

C83430

WARRANTY DEED

G#-238909 GP

FROM Randall Phillips Builders, Inc.

TO Charles W. Deweese et ux

IDENTIF. REFERENCE

JAN 6 2 38 PM '75

FEE 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