BOOK 4884 PAGE 59

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Bobby J. Davis et ux (NAME)	John W. Murphree Company (NAME)	Map 149-9
712 Richards Road (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Pat. 70
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee (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 Bobby J. Davis & Wife, Eleanor Joyce Davis

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. 3 on the Plat of Barclay Square, Section 1, of record in Book 4460, page 141, Register's Office for said County.

Said Lot 3 fronts 70 feet on the north margin of Richards Road and extends back between parallel lines 150 feet to a line on the rear on which it measures 70 feet.

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

unimproved ( )
This is improved ( ) property, known as 712 Richards Road
(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 23rd day of January, 19 75.

Randall Phillips Builders, Inc.

By: Lunsford W. Rollins, Jr.

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

Witness my hand and seal, at office in Nashville, Tennessee, this 23rd 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 $ 30,000.00

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

Bobby J. Davis

Sworn to and subscribed before me
this 23rd day of January, 19 75.

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

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

JAN27 75 CONV 30,000.00
JAN27 75 S'TAX A* 78.00
JAN27 75 PR'FEE A* .50
JAN27 75 W'DEED A* 4.00 * 82.50

C 85543

WARRANTY DEED
G-239253 SN
FROM
Randall Phillips Builders, Inc.
TO
Bobby J. Davis et ux

IDENTIF. REFERENCE
JAN 27 2 27 PH '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

PLEASE PUT IN TITLE CO. BOX
REGISTER'S OFFICE