ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Richard Daugherty et ux (NAME)	John W. Murphree Company (NAME)	Map 162-5
308 Townes Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Par. 254
Nashville, Tennessee (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 Richard Daugherty & Wife, Beverly E. Daugherty

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. 123 on the Plat of Hickory Valley, Section 3, Resubdivision of Lots 123 and 151, of record in Book 4715, page 171, Register's Office for said County.

Said Lot 123 fronts 105.82 feet on the northeast margin of Townes Drive and extends back 148.21 feet on the northwest line and 181.32 feet on the southeast line, to a line on the rear which is a broken line on which it measures 93.98 feet.

Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin Jr., and wife, of record in Book 4314, page 657, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 308 Townes Drive (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 18th day of February, 19 75.

Randall Phillips Builders, Inc.

By: [signature]
Vice President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 4890 PAGE 334

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. xxxxxxxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-Pres. xxxxxx and _____ respectively of the RandallPhillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxxxxxxxx, 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 xxxxxxxxxxxxxxxxxxxxxx and attesting the same by the said xxxxxxxxxxxxxx as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of February, 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 $ 35,050.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard Daugherty

Sworn to and subscribed before me
this 18th day of February, 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

FEB 19 CONV 35,050.00
FEB 19 S'TAX A* 91.00
FEB 19 PR'FEE A* .50
FEB 19 W'DEED A* 4.00 * 95.50

G-239277 SN

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Richard Daugherty et ux

C 8 8 0 0 5

IDENTIF. REFERENCE

FEB 19 10 04 AM '75

PELL Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

REGISTER'S OFFICE
PLEASE PUT [illegible] TITLE CO. BOX