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# WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

FOR #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dorothy R. Rubincam | Fidelity Federal Savings & Loan | |
| Townhouse #12, Building #2<br>5510 Country Drive | (NAME)<br>226 3rd Avenue North | 162-9A |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tenn. 37211 | (STREET ADDRESS)<br>Nashville, Tennessee 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------
----------($10.00)---------- Dollars,

cash in hand paid by Dorothy R. Rubincam, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. has bargained and sold, and does hereby transfer and convey unto the said

DOROTHY R. RUBINCAM, her (~~husband~~) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:, A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:
Town House No. 12, Building No. 2, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.
Being part of the property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, Margaret Will Delvin, of record in Book 4314, page 657, and held under the provisions of a Master Deed Establishin a Horizontal Property Regime, of record in Book 4659, page 32, said Register's Office.
This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 642701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,750.00

Subscribed and sworn to before me, this the 19th day of March 1975.

Affiant

My commission expires: April 30, 1978
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5510 Country Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Dorothy R. Rubincam, her

(~~husband~~) heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Dorothy R. Rubincam, her

(~~husband~~) heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19th day of March, 1975, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANDALL PHILLIPS BUILDERS, INC.

By Lunsford M. Hollins Jr.
Vice President

110107-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Mrs Joe L. Jenkins
County aforesaid, personally appeared Lunsford M. Hollins Jr., a Notary Public of the State and with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President 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 purposes therein contained, by signing the name of the corporation by him self as Vice President

Witness my hand and seal, at office in Nashville, Tennessee this 19th day of March, 1975

Mrs Joe L Jenkins
Notary Public

Commission expires April 30, 1978

MAR 1975 CONV 23,750.00
MAR 1975 S'TAX A* 61.62
MAR 1975 PR'FEE A* .50
MAR 1975 W'DEED A* 4.00 * 66.12

110107-1

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.
TO
Dorothy R. Rubincam

C 91229

IDENTIF. REFERENCE

MAR 19 3 03 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND