ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John F. Miller et ux	John W. Murphree Company	5DU-38390
(NAME)	(NAME)	
304 Ash Grove Court	1283 Murfreesboro Road	162-5-195
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211	Nashville, Tennessee 37217	
(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.

APR 17 75 CONV 35,050.00
APR 17 75 S'TAX A* 91.00
APR 17 75 PR'FEE A* .50
APR 17 75 W'DEED A* 4.00 * 95.50

have bargained and sold, and by these presents do transfer and convey unto the said John F. Miller and wife, Norma J. Miller

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. 41 on the Plat of Hickory Valley, Section 3, of record in Plat Book 4460, page 86, Register's Office for said County, described as follows:

Said Lot 41 fronts 100.48 feet on the southwest margin of Ash Grove Court and extends back 170.23 feet on the northwest line, and 105.0 feet on the southeast line to a line on the rear on which it measures 128.93 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, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 304 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 16 day of April, 19 75.

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Mullins Jr.
Vice President

BOOK 4905 PAGE 36

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 xxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be V. Pres. and xxx xxxxxxx respectively of the RANDALL PHILLIPS BUILDERS, INC., the within named bargainor, a corporation, and that He as such V. 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 V. Pres. and acknowing the same by the said _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 16 day of April, 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.

John F. Miller

Sworn to and subscribed before me
this 16 day of April, 19 75.

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, Tenn. 37219

Name Address

WARRANTY DEED
G#-239787 GP
FROM
RANDALL PHILLIPS BUILDERS INC.
TO
John F. Miller, et ux

C 94669

IDENTIF. REFERENCE

APR 17 1 58 PM '75
FELIX E. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

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

PLEASE RETURN TO P.O. BOX