BOOK 4969 PAGE 652

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Rebecca J. Maffucci	John W. Murphree Company	162-5-242
(NAME) 328 Ocala Drive	(NAME) 1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (STATE) (ZIP CODE)	(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 Rebecca J. Maffucci, unmarried

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. 106 on the Plan of Hickory Valley Subdivision, Section 3, of record in Plat Book 4460, page 86, Register's Office for said County. Said Lot No. 106 fronts 80 feet on the north margin of Ocala Drive and extends back 180.62 deet on the east line and 184.58 feet on the west line, to a line on the rear which it measures 70.20 feet.

Being part of the same 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 said County.

unimproved ( )
This is improved ( ) property, known as 328 Ocala Dr. (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 29th day of April, 19 75.

Randall Phillips Builders, Inc.

By: Transford M. Phillips Jr.
Vice President

BOOK 4909 PAGE 653

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 xxxxxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. xxx and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxx 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 Pres. and attesting the same by the said xxxxxx as such xxxx.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th 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 $ 29,100.00

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

Rebecca J. Maffucci

Sworn to and subscribed before me this 29th day of April, 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		
MAY-5-75	CONV	29,100.00				
MAY-5-75	S'TAX		A*	75.66		
MAY-5-75	PR'FEE		A*	.50		
MAY-5-75	W'DEED		A*	4.00	*	80.16

WARRANTY DEED

G-239933 SN

FROM

Randall Phillips Builders, Inc.

TO

Rebecca J. Maffucci

C 96859

IDENTIF. REFERENCE

MAY 5 11 11 AM '75

FELIX ... 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