BOOK 4910 PAGE 572

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Eugene Leroy Phillips et ux	John W. Murphree Co.	149-5-7
(NAME)	(NAME)	
315 Charmaine Ct.	1283 Murfreesboro Rd.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tn. 37013	Nashville, Tn.	
(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 Eugene Leroy Phillips and wife, Patricia R. Phillips

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. 116 on the Plan of Barclay Square, Section II, of record in Book 4660, page 124, said Register's Office.

Said Lot 116 fronts 36.73 feet on the west margin of Charmaine Court, and extends back 173.21 feet on the northeast line, and 111.53 feet on the south line, to a line on the rear on which it measures 149.66 feet.

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

MAY-7[15]	CONV	27,400.00			
MAY-7[15]	S'TAX		A*	71.24	
MAY-7[15]	PR'FEE		A*	.50	
MAY-7[15]	W'DEED		A*	4.00	* 75.74

unimproved ( )
This is improved ( ) property, known as 315 Charmaine Court
(House Number) (Street)
(P. O. Address) Antioch, Tennessee (City or Town) 37013 (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 6th day of May, 19 75.

Randall Phillips Builders, Inc.

BY: Lunsford M. Rollins Jr.
Vice President

BOOK 4910 PAGE 573

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, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. ~~and xxxx~~ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. ~~and xxxx~~ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. ~~and xxxx~~, 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 ~~xxxx~~ ~~and xxxx~~.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of May, 19 75.

Notary Public

Commission expires 1-27-77

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Eugene Leroy Phillips

Sworn to and subscribed before me this 6th day of May, 19 75.

My commission expires 1-27-77 Notary Public

This instrument was prepared by:

C.H.Briley Jr., Atty.	344 4th Ave. North Nashville, Tennessee
Name	Address

WARRANTY DEED
G-240122 SN

FROM Randall Phillips Builders, Inc.

TO Eugene Leroy Phillips et ux

C 97316

IDENTIF. REFERENCE

MAY 7 2 45 PM '75

FELIX A. ... 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