BOOK 4914 PAGE 149

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Steve W. Brady et ux	John W. Murphree Company	
(NAME) 319 Charmaine Ct.	(NAME) 1283 Murfreesboro Rd.	149-5
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Nashville, Tennessee	9 Out
(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 consideration,

Randall Phillips Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said Steve W. Brady & Wife, Frances Brady

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

Said Lot No. 114 fronts 56.84 feet on the westerly margin of Charmaine Court and extends back 202.92 feet on the southerly line, and 118.16 feet on the northerly line, to a line on the rear which is a broken line on which it measures 97.12 feet.

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

unimproved ( )
This is improved ( ) property, known as 319 Charmaine Court (House Number) (Street)

Antioch, 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 19th day of May, 19 75.

Randall Phillips Builders, Inc.

By: [signature]
Vice-President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 4914 PAGE 150

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

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

Sandra L. Dalton Notary Public

Commission expires 7/27/77

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.

Steve W. Brady

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

My commission expires 7/27/77 Notary Public Sandra L. Dalton

This instrument was prepared by:

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

MAY 20 75	CONV	27,400.00			
MAY 20 75	S'TAX		A*	71.24	
MAY 20 75	PR'FEE		A*	.50	
MAY 20 75	W'DEED		A*	4.00	* 75.74

WARRANTY DEED
G-240021 SN

FROM Randall Phillips Builders, Inc.

TO Steve W. Brady et ux

C 98983

IDENTIF. REFERENCE

MAY 20 8 18 AM '75

FEE $ _____ REGISTER
DAVIDSON COUNTY, TENN.

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

REGISTERS OFFICE
PLEASE PUT TO THIS CO. BOX