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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 1975.

Notary Public

MY COMMISSION EXPIRES: 5-1-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Benney, Lackey & Chernau, 218 3rd Ave. No., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Ellington	Fidelity Federal Savings & Loan Assoc.	
(NAME)	(NAME)	
Unit 120 Bldg. 19 Hickory Valley Cond.	401 Union Street	162-2A
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Phase II		120 Pat
Nashville, Tn. 37211	Nashville, Tn. 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David G. Ellington and wife, Sharon Lee Ellington

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:

Townhouse No. 120, Building No. 19, 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 Establishing a Horizontal Property Regime, of record in Book 4659, page 32, said Register's Office.

unimproved ( ) This is improved (X) property, known as Unit 120 Bldg. 19 Hickory Valley Cond. Phase II Nashville, Tn. 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 my hand this 2nd day of July, 19 75

Randall Phillips Builders, Inc.

BY: Vice President

STATE OF TENNESSEE
Davidson County

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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 _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, James D. Huddleston, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and XXXXXXXXXX with whom I am personally acquainted and who upon (this oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President and XXXXXXXXXX respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such Vice President and XXXXXXXXXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vice President as such Vice President, and attesting the same by the said XXXXXXXXX as such XXXXXXXXX.

Witness my hand and official seal at office at Brentwood, Tn. on this the 2nd day of July, 19 75.

My commission expires 5-1-79

James D. Huddleston
Notary Public

LN# 510067-5

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
David G. Ellington and wife,
Sharon Lee Ellington

D 05942

IDENTIF. REFERENCE

JUL 8 2 29 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL-8 75	CONV	29,750.00			
JUL-8 75	S'TAX		A*	77.22	
JUL-8 75	PR'FEE		A*	.50	
JUL-8 75	W'DEED		A*	4.00	* 81.72