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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Eva G. Burton

TO
Randall Phillips Builders, Inc.

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Phillips (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 162-5-C
5515 Cointry Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Parcel 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D 2534 T

TOTAL TAX REFERENCE

Nov 21 9 37 AM '75

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,668.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF Nov. 19 75

Notary Public

MY COMMISSION EXPIRES: Feb. 23, 1976

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of TEN AND NO/100ths ($10.00) DOLLARS, cash in hand paid by grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Fidelity Federal Savings & Loan Assocaition on a note secured by a deed of trust to Vaden Lackey, Jr., Trustee of record in Book 4617, page 704, said Register's Office; and including the cancellation of the indebtedness owned by a grantors to grantee, evidenced by a promissory note dated April 4, 1975, in an original amount of $5,750.00 and in further consideration of the release and discharge of the Installment Deed to Vaden Lackey, Jr., Trustee, bearing the same date and recorded in Book 4902, page 97, Register's Office for Davidson County, Tennessee, I, EVA G. BURTON,

have bargained and sold, and by these presents do transfer and convey unto the said RANDALL PHILLIPS BUILDERS, INC., its successors 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:
Town House No. 5, in Hickory Valley Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of record in Book 4460, page 27, Register's Office for said County, to which plan reference is here made.
Being the same property conveyed to Eva G. Burton by deed from Randall Phillips Builders, Inc. of record in Book 4902, page 97, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4521, page 574, said Register's Office; the By-Laws for the administration of the building, easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

Grantor also conveys to Grantee all of her interest in and to that certain Lease Agreement dated July 22, 1975 between the Grantor herein and Douglas Gingrich.

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This is { unimproved ( ) / improved (X) } property, known as 5515 Country Drive, Nashville Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips Builders, Inc., its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Randall Phillips Builders, Inc that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Randall Phillips Builders, Inc. its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of November, 19 75

X Eva G. Burton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lunsford M. Hollins Jr, a Notary Public in and for said County and State, the within named EVA G. BURTON

the bargainor, with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 19th day of November, 1975.

Lunsford M. Hollins Jr., Notary Public.

Commission expires Feb 23, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged self to be .....

of the Randall Phillips Builders, Inc.,

the within named bargainor, a corporation, and that he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in Nashville, Tennessee,

this ..... day of November, 19 75

....., Notary Public.

Commission expires .....

NOV 21 '75 COMPARED B* 668.61
NOV 21 '75 RECORDED B* 50
NOV 21 '75 MORTGAGE TAX B* 4.00 * 68.72