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WARRANTY DEED

(CORPORATE FORM)

Prepared by
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Ann Thomas (NAME)	Fidelity Federal (NAME)	
5510 Country Drive #46 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-9-A
Nashville, Tenn. 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	46 pm

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------
----------($10.00)----------Dollars,

cash in hand paid by Patricia Ann Thomas, and other good and valuable considerations the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. has bargained and sold, and does hereby transfer and convey unto the said

PATRICIA ANN THOMAS, her ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows: A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to-wit:
Town House No. 46, Building No. 6, 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, as amended in Book 4937, page 429, said Register's Office.
This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act, as set out in Sec. 642701 et seq. of the Tennessee Code Annotated and the By-Laws for the administration thereof; all restrictions, easements, etc., rights and interests in favor of other unit owners, options, burdens, assessments and undertakings, etc., contained in the above mentioned Master Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,000.00

Subscribed and sworn to before me, this the 19th day of January 19 76.

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property, known as 5510 Country Drive #46, Nashville, Tenn. 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Patricia Ann Thomas, her

~~successors~~, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Patricia Ann Thomas, her

~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19th day of January, 19 76 the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Vicki T. Jacobs, a Notary Public of the State and County aforesaid, personally appeared Lewis Randall Phillips, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand and seal, at office in Nashville Tennessee this 19th day of January, 1976

Vicki T. Jacobs
Notary Public

My Commission Expires

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JAN 21 76	CONV	29,000.00				
JAN 21 76	S'TAX		B*	75.40		
JAN 21 76	PR'FEE		B*	.50		
JAN 21 76	W'DEED		B*	4.00	*	79.90

110588-8

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Patricia Ann Thomas

D32966
D32966

IDENTIF. REFERENCE

JAN 21 2 28 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
8TAHLMAN BUILDING