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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was 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
James Lawrence Coonce	Fidelity Federal Savngs & Loan	
(NAME) 5600 Country Drive	(NAME) 401 Union Street	162-9-B
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	82
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	pcl

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

cash in hand paid by James Lawrence Coonce, single, 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

JAMES LAWRENCE COONCE, SINGLE, his XXXXX *(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. 169, Building No. 4, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 4860, page 1, as amended in Book 4890, page 372, Register's Office for said County, to which reference is here made.
Being part of the same property conveyed to RandallPhillips Builders, Inc, by deed from Clyde H. Delvin, Jr. and wife, Margaret Will Delvin in record in Book 4314, page 657, Register's Office for said County and held under the provisions of a Master Deed Establishing a Horizontal Property Regime of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.
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 $ 36,900.00

Subscribed and sworn to before me, this the 4th day of February 19 76

Affiant

My commission expires: 11-3-76
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

unimproved ( )
This is improved (X) property, known as 5600 Country Drive (House Number) TH 169 BLDG 4 (Street) Nashville 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
James Lawrence Coonce, Single, his
XXXXXX *(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
James Lawrence Coonce, Single, his
XXXXXX *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 4th *day of* February, 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. Hollis, Jr.
Vice President

NOTARY PUBLIC DAVIDSON COUNTY TENN.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, J. F. Bledsoe, Jr. Notary Public, a Notary Public of the State and County aforesaid, personally appeared Timothy M. Phillips, 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 4th day of February, 19 76.

J. F. Bledsoe, Jr. Notary Public

Commission expires 11-3-1976

J. F. BLEDSOE, JR. NOTARY PUBLIC DAVIDSON COUNTY TENN.

11/3/76

FEB-5 76	[redacted]	36,900.00			
FEB-5 76 S'TAX			B*	95.94	
FEB-5 76 PR'FEE			B*	.50	
FEB-5 76	W'DEED		B*	4.00	* 100.44

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
James Lawrence Coonce, Single

D 34935

IDENTIF. REFERENCE

FEB 5 2 37 PM '76

REGISTER
DAVIDSON CO., TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING