ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
J. W. Eschenfelder et ux	John W. Murphree Co.	149-5-61
(NAME)	(NAME)	
4824 Jason Drive	1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee	
(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 considerations,

Randall Phillips Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said J. W. ESCHENFELDER AND WIFE, SHERI ESCHENFELDER

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. 170 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154; Register's Office for said County.

Said Lot 170 fronts 84.29 feet on the northerly margin of Jason Drive and extends back 142.63 feet on the westerly line, and 139.71 feet on the easterly line, which is a broken line to a line on the rear on which it measures 39.83 feet.

Being part of the property conveyd to Randall Phillips Builders, Inc. by deed from James I. Vance Berry Trustee of record in Book 4577, page 640, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 4824 Jason Drive (House Number) (Street)

Antioch, Tennessee 37013
(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 5th day of March, 19 76.

Randall Phillips Builders, Inc.

By: Lunsford V. Hollins Jr

BOOK 5003 PAGE 821

STATE OF TENNESSEE
COUNTY OF _____

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, Sandra L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. xxxxx and with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres.xxxx and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxx 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. ~~as such~~ xxxxxxx as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of March, 19 76

Sandra L. Nolan 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 $ 27,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

J. W. Eschenfelder

Sworn to and subscribed before me this 5th day of March, 19 76.

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

This instrument was prepared by:

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

MAR-9?? CONV 27,900.00
MAR-9?? S'TAX B* 72.54
MAR-9?? PR'FEE B* .50
MAR-9?? W'DEED B* 4.00 * 77.04

WARRANTY DEED

G-243453 SN

FROM

Randall Phillips Builders, Inc.

TO

J. W. ESCHENFELDER ET UX

D 39342

IDENTIF. REFERENCE

MAR 9 9 39 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.