BOOK 5010 PAGE 39

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,957.25

David M. Knight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 1974

Marie G. Frederick
Notary Public

MY COMMISSION EXPIRES: May 25, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John G. Doak, Atty.-2525 Lebanon Rd. Nashville, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Freeman et al	Fidelity Federal Savings & Loan Assn. (NAME)	MAP 162-5
15th Floor (NAME) Third National Bank Bldg.	401 Union Street (STREET ADDRESS)	P. 73 thru 77
Nashville, Tenn. 37219 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	P. 63 thru 71 MAP

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, Harry Edward Phillips and Randall Lee Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Freeman, J. B. Hurd and David M. Knight

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:

LAND in Davidson County, Tennessee, being Lots Nos. 168, 169, 170, 171, 172, 174, 175, 176, 177, 178, 179, 180 and 181 Hickory Valley Section I as of record in Book 4175, page 75, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Harry Edward Phillips and Randall Lee Phillips by deed from Randall Phillips Builders, Inc., of record in Book 4789, page 258, said Register's Office.

GRANTORS further transfer and convey unto Grantees the funds held in escrow by Fid. Fed. S. & L. Assoc. and do hereby authorize Fid. Fed. S. & L. Assoc. to transfer the existing insurance on the premises to grantees.

unimproved ( )
This is improved (X) property, known as Townes Court Nashville, Tennessee
(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 our hand s this 1st day of May, 1974

HARRY EDWARD PHILLIPS: Harry Edward Phillips

RANDALL LEE PHILLIPS: Randall Lee Phillips

STATE OF TENNESSEE
Davidson County

BOOK 5010 PAGE 40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry Edward Phillips and Randall Phillips

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of May 19 74

Commission expires May 25, 1975

Marie G. Fitzpatrick
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

110755-9

WARRANTY DEED

FROM
Harry Edward Phillips et al,

Randall Lee Phillips

TO
James R. Freeman, et al

J. B. Hurd and David M. Knight

D 42292

IDENTIF. REFERENCE

MAR 30 10 51 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 30 76	CONV	*	~~.00~~ 375,987.25		
MAR 30 76	S'TAX		B* 977.60		
MAR 30 76	PR'FEE		B* .50		
MAR 30 76	W'DEED		B* 4.00	*	982.10