BOOK 5019 PAGE 100

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee Form #D5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peggy R. Arehart, widow	Fidelity Federal Savings & Loan	MAP 162-9-A
(NAME)	(NAME)	
5510 Country Drive TH#123	401 Union Street	PAR. 123
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37219	M-P
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Peggy R. Arehart, Widow, and other good and valuable cond 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*

PEGGY R. AREHART, WIDOW, 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:
Townhouse No. 123, Building No. 21, 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, Register's Office for Davidson County, Tennessee.

This conveyed is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakins contained in the Master Deed of record in Book 4659, page 32, as amended in Book 4937, page 429, 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 of the Tennessee Code Annotated.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,600.00

Subscribed and sworn to before me, this the 22nd day of April 19 76

+ Affiant

My commission expires: 5-1-79 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5510 Country Drive TH#123 (House Number) (Street) P. O. Address: Nashville, TN 37211 (City or Town)

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

Peggy R. Arehart, widow, 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

Peggy R. Arehart, Widow, her

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

Witness my *hand* this 22nd *day of* April, 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. Phillips Jr.
Vice President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James D. Huddleston, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollin, 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 22nd day of April, 1976

James D. Huddleston Notary Public

Commission expires 5-1-79

APR 27 76 CONV 35,600.00
APR 27 76 S'TAX B* 92.56
APR 27 76 PR'FEE B* .50
APR 27 76 W'DEED B* 4.00 * 97.06

LN# 560160-1

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Peggy R. Arehart, Widow

D 4 6 4 4 5

IDENTIF. REFERENCE

APR 27 10 31 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING