Instrument Was Prepared By
FINNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

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WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacqulyn Anderson (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
TH 88 5510 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	162-9-A
Nashville, Tn. 37211 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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

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

cash in hand paid by Jacqulyn Anderson, (Single), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Randal Phillips Builders *has bargained and sold, and does hereby transfer and convey unto the said*

Jacqulyn Anderson (Single)

(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. 88, Building No. 14, 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 $ 29,150.00

Subscribed and sworn to before me, this the 29th day of April 19 76

Affiant

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

Notary Public

unimproved ( )
This is improved (X) property, known as TH 88 5510 Country Drive (House Number) (Street) Nashville, Tn. 37211 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

Jacqulyn Anderson, Single

(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

Jacqulyn Anderson, Single

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

Witness My *hand* *this* 29th *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. Hollins Jr.

Vice President

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, James D. Huddleston, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, with whom I am personally acquainted, and who, upon oath, acknowledged self to be Vice President of the RANDAL PHILLIPS BUILDERS, 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 Brentwood, Tennessee, this 29th day of April, 19 76.

James D. Huddleston Notary Public

Commission expires 5-1-79

510426-0

WARRANTY DEED

FROM

Randal Phillips Builders

TO

Jacqulyn Anderson, Single

APR30'76	CONV	29,150.00			
APR30'76	S'TAX		D*	75.66	
APR30'76	TR'FEE		D*	.50	
APR30'76	M'DEED		D*	4.00	* 80.16

D 47079

IDENTIF. REFERENCE

APR 30 10 40 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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