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Loan # 560177-1

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
REBECCA JOANNE MAFFUCCI	FIDELITY FEDERAL SAVINGS & LOAN	
(NAME)	(NAME)	
TH 190 5600 Country Drive	401 Union Street	162-9-B
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37219	103 PW
(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 Rebecca Joanne Maffucci and other good and considerations, the reciept of which is hereby acknowledged,

Randall Phillips Builders, Inc., *has bargained and sold, and does hereby transfer and convey unto the said*

Rebecca Joanne Maffucci *(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. 190, Building No. 1, 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 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 conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 4918, page 116, as amended in Book 4958, page 346, 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 $34,900.00

Subscribed and sworn to before me, this the 5th day of May, 19 76

Affiant Mary Bennie Wilson

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

Notary Public James D. Huddleston

unimproved ( )
This is improved (X) property, known as TH 190 (House Number) 5600 Country Drive (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

Rebecca Joanne Maffucci

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

Rebecca Joanne Maffucci Her

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

Witness My *hand* *this* 5th *day of* May, 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.,

Lunsford M. Hollins Jr.

Vice President

STATE OF TENNESSEE
COUNTY OF ~~XXXXXXXX~~ WILLIAMSON

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Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Randall Phillip 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 him self as Vice President.

Witness my hand and seal, at office in Brentwood, Tennessee, this 5th day of May, 19 76.

James D. Hubbleston Notary Public

Commission expires 5-1-79

NOTARY PUBLIC AT LARGE TENNESSEE

MAY-7[illegible] CONV 34,900.00
MAY-7[illegible] S'TAX B* 90.74
MAY-7[illegible] PR'FEE B* .50
MAY-7[illegible] W'DEED B* 4.00 * 95.24

Ln# 560177-1

WARRANTY DEED

FROM Randall PhillipsBuilders, Inc.,

TO Rebecca Joanne Maffucci

D 48087

IDENTIFICATION REFERENCE

MAY 7 11 15 AM '76

REGISTER DAVIDSON CO. TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys TITLE COMPANY
STAHLMAN BUILDING