BOOK 5036 PAGE 539

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Allan, Jr.	Fidelity Federal Savings & Loan	
(NAME)	(NAME)	162-9-6
TH 206 Bldg. 16 5600 Country Dr.	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	4
Nashville, TN 37211	Nashville, Tennessee 37219	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 James G. Allan, Jr. and wife, Patricia S. Allan, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. has bargained and sold, and does hereby transfer and convey unto the said

JAMES G. ALLAN, JR. AND WIFE, PATRICIA S. ALLAN, their XXXXXX (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. 206, Building No. 16, including the garage therewith, 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 Williamson

The actual consideration or value whichever is greater, for this transfer is $ 36,900.00

Subscribed and sworn to before me, this the 15 day of June 19 76.

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

X
Affiant

James D Hudson
Notary Public

unimproved ( )
This is improved (X) property, known as TH 206, Bldg. 16, 5600 Country Drive, Nashville, TN 37211
(House Number) (Street) 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

James G. Allan, Jr. and wife, Patricia S. Allan, their

(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

James G. Allan, Jr. and wife, Patricia S. Allan, their

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

Witness my hand this 15th day of June, 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: [signature]

Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

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Before me, James D. Huddleston, *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 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* him *self as* Randall Phillips Builders, Inc.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 15th *day of* June, *19* 76.

James D. Huddleston *Notary Public*

Commission expires 5-1-79

Ln# 510501-0

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

James Allan, Jr., et ux.

D 54330

IDENTIF. REFERENCE

JUN 17 2 56 PM '76

REGISTER
DAVIDSON CO. TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

JUN 17 76 CONV 36,900.00
JUN 17 76 S'TAX B* 95.94
JUN 17 76 PR'FEE B* .50
JUN 17 76 W'DEED B* 4.00 * 100.44

Attorneys TITLE COMPANY
STAHLMAN BUILDING