BOOK 5043 PAGE 278 Loan # 560220-0

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
Roger Kent Yates (NAME)	Fidelity Federal Savings & Loan (NAME)	162-9-A
Unit 107 5510 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	107
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 Roger Kent Yates, Single, and other good and valuable, 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*

ROGER KENT YATES, HIS XXXXX *(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. 107, Building No. 17, 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 undertakings 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 $ 23.750.00

Affiant

Subscribed and sworn to before me, this the 7th day of July, 19 76

Notary Public

My commission expires: (Affix Seal)

This is improved (X) property, known as Unit 107 5510 Country Drive (House Number) (Street) Nashville, 37211 P. O. Address: (City or Town)
unimproved ( )

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

Roger Kent Yates, his

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

Roger Kent Yates, his

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

Witness my *hand this* 7th *day of* July, 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 W. Hollins Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Earline T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Leonard M. Hellman, 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 7th day of July, 19 76.

Earline T. Ormsby
Notary Public

Commission expires 8-8-79

560220-0

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Roger Kent Yates Single

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

JUL-8 76 CONV 23,750.00
JUL-8 76 S'TAX B* 61.62
JUL-8 76 PR'FEE B* .50
JUL-8 76 W'DEED B* 4.00 * 66.12

D 57376

IDENTIF. REFERENCE

JUL 8 2 38 PM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING