Loan # 750269-6

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

WARRANTY DEED

(CORPORATE FORM)

BOOK 5052 PAGE 477

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis K. Cook and wife,	Fidelity Federal Savings & Loan	
(NAME) 5510 Country Drive #71	(NAME) 401 Union Street	162-9-A
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, Tennessee 37219	71
(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 Dennis K. Cook and wife, Jessie Gail Cook, 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*

DENNIS K. COOK AND WIFE, JESSIE GAIL COOK, their ~~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. 71, Building No. 10, 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 $ 23,800.00

Subscribed and sworn to before me, this the 28th day of July 19 76

Affiant Dennis Keith Cook

My commission expires: My Commission Expires APRIL 27, 1980 (Affix Seal)

Notary Public Gail Annette

unimproved ( )
This is improved (X) property, known as 5510 Country Drive Unit 71 Bldg. 10 Nashville,
(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

DENNIS K. COOK AND WIFE, JESSIE CAIL COOK, 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

DENNIS K. COOK AND WIFE, JESSIE GAIL COOK, their

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

Witness my *hand this* 28th *day of* July, 1976, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

It is understood and agreed that Dennis K. Cook and Dennis Keith Cook are one and the same person.

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Kelly Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Gail Amorette a Notary Public of the State and County aforesaid, personally appeared Sanford M. Phillips, 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 him self as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of July, 19 76.

Gail Amorette Notary Public

Commission expires My Commission Expires APRIL 27, 1980

JUL 30 76 CONV 28,800.00
JUL 30 76 S'TAX B* 74.88
JUL 30 76 PR'FEE B* .50
JUL 30 76 W'DEED B* 4.00 * 79.38

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.
TO
Dennis K. Cook et ux.

Loan # 750269-6

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

061021

IDENTIF. REFERENCE

JUL 30 3 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING