BOOK 5053 PAGE 794

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Dennis F. Rolin et ux	John W. Murphree Co,	149-5-32
(NAME)	(NAME)	
405 Barclay Sq. Circle	1283 Murfreesboro Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Nashville, Tennessee 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00---------- Ten and no/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

RANDALL PHILLIPS BUILDERS, INC.,

have bargained and sold, and by these presents do transfer and convey unto the said Dennis F. Rolin and wife, Valerie H. Rolin

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plat of Barclay Square, Section 3, of record in Plat Book 4675, page 154, and amended in Book 4995, page 682, Register's Office for said County, described as follows:

Said Lot 148 fronts 35.00 feet on the northerly margin of Barclay Square Circle and extends back 137.58 feet on the westerly line, and 100.9 feet on the easterly line, to a line on the rear on which it measures 138.96 feet.

Being the same property conveyed to Randall Phillips Builders, Inc., a corporation by deed from James I. Vance Berry, Trustee of record in Book 4577, page 640, said Register's Office.

unimproved ( )
This is improved ( ) property, known as 405 Barclay Square Circle (House Number) (Street)
Antioch, Tennessee 37013
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of August, 19 76.

Randall Phillips Builders, Inc.
By: Lunsford M. Hollins Jr.

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAvidson

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. xxxxxx and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. xxxxx and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice Pres. xxxxx and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins Jr. as such Vice Pres. and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of August 1976.

Notary Public

Commission expires July 27, 1977

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,175.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 3rd day of August, 1976

My commission expires July 27, 1977 Notary Public

This instrument was prepared by:

Name	Address
Briley,Richards & Wrenne, Attys.	344 4th Ave. North Nashville, Tennessee 37219

AUG-4 76 CONV 33,175.00
AUG-4 76 S'TAX B* 86.32
AUG-4 76 PRTEE B* .50
AUG-4 76 W'DEED B* 4.00 * 90.82

WARRANTY DEED
G-245180 SN
FROM
Randall Phillips Builders, Inc.
TO
Dennis F. Rolin et ux

D 61683

IDENTIF. REFERENCE

AUG 4 9 52 AM '76
FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.