Book 5057 PAGE 353

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Walter J. Balcer et ux	John W. Murphree Company	149-5-19
(NAME)	(NAME)	
4819 Apollo Drive	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 WALTER J. BALCER AND WIFE, BEVERLY A. BALCER

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

Being Lot No. 158 on the Plat of Barclay Square, Section 2, of record in Plat Book 4660, page 124, Register's Office for said County.

Said Lot 158 fronts 65.01 feet on the northeasterly margin of Apollo Drive and extends back 130.0 feet on the northwesterly line, and 110.0 feet on the southeasterly line to a line on the rear on which it measures 72.36 feet.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from James I. Vance Berry, Trustee of record in Book 4577, page 640, Register's Office for Davidson County, Tennessee.

AUG 13 76	CONV	29,100.00			
AUG 13 76	S'TAX		B*	75.66	
AUG 13 76	PR'FEE		B*	.50	
AUG 13 76	W'DEED		B*	4.00	* 80.16

unimproved ( )
This is improved ( ) property, known as 4819 Apollo Drive (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 12th day of August, 19 76.

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

BOOK 5057 PAGE 354

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, Sandra L. Nolan, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins Jr. with whom I am personally acquainted and who upon this oath acknowledged himself to be the 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 the said Lunsford M. Hollins Jr. as such Vice President

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of August, 19 76.

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 29,100.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter J. Balcer

Sworn to and subscribed before me
this 12th day of August, 19 76

My commission expires July 27, 1977 Notary Public Sandra L. Nolan

This instrument was prepared by:

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

WARRANTY DEED

G-245279 SN

FROM Randall Phillips Builders, Inc.

TO Walter J. Balcer et ux

D 63230

IDENTIFICATION REFERENCE

AUG 13 3 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.