THIS INSTRUMENT PREPARED BY: A. B. NEIL, JR., ATTORNEY, 1113 United American Bank Building, Nashville, TN 37219

WARRANTY DEED

BOOK 5061 PAGE 811

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Centennial Builders	SAME	14B-11
(NAME)	(NAME)	76-77-
237 Old Hickory Blvd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	78 pt
Nashville 37221 TN		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eighteen Thousand and no/100 ---------- *Dollars,*

cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, We, JOHN S. PHIPPS, and wife, Martha M. Phipps

have this day bargained and sold, and do hereby transfer and convey unto the said CENTENNIAL BUILDERS

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 16, 17 and 18 on the Plan of Valley West, Section 5, as of record in Book 4175, page 64, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lots.

BEING part of the same property conveyed to C & S Builders, Inc., a Tennessee corporation, by deed from MEG Co., a Tennessee corporation, of record in Book 4397, page 130, Register's Office for said County.

[illegible]

BEING a part of the same property conveyed to John S. Phipps by deed from C & S Builders, Inc. as of record in Book 4588, page 325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants of record and all easements and set back lines as set forth on the above plans.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,000.00

Subscribed and sworn to before me, this the 25th day of August 25 1976

Affiant

My commission expires May 28, 1980 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (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 CENTENNIAL BUILDERS

their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except 1976 taxes which are pro-rated and assumed by the grantee.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* CENTENNIAL BUILDERS *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* August, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John S. Phipps

Martha M. Phipps

BOOK 5061 PAGE 812

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John S. Phipps and wife, Martha M. Phipps

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 19 76.

Susan S. Jones
Notary Public

Commission expires May 23, 1977

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

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

_____ Notary Public

Commission expires _____.

AUG25'76	CONV	18,000.00			
AUG25'76	S'TAX		B*	46.80	
AUG25'76	PR'FEE		B*	.50	
AUG25'76	W'DEED		B*	4.00	* 51.30

WARRANTY DEED

FROM

JOHN S. PHIPPS ET UX

TO

CENTENNIAL BUILDERS

D 6 4 7 8 4

IDENTIF. REFERENCE

AUG 25 9 20 AM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238