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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201 #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Robert Welzel	Fidelity Federal Savings & Loan Assn.	
(NAME) 5601 Country Drive	(NAME) 401 Union Street	To be assigned
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37211	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 George Robert Welzel and wife, Barbara Welzel, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

GEORGE ROBERT WELZEL AND WIFE, BARBARA WELZEL, 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:

Town House No. 210, Building No. 17, including the garage therewith, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 4860, page 1, as amended in Book 4890, page 372, Register's Office for said County, to which reference is here made.

Being part of the same 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 conveyance 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 4918, page 116, as amended in Book 4958, page 346, 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 $ 40,500.00

Subscribed and sworn to before me, this the 25th day of July 19 77

George Robert Welzel
Affiant

My commission expires: My Commission Expires Aug 2, 1980 (Affix Seal)

Judy S. Wells
Notary Public

This is unimproved ( ) improved (X) property, known as 5601 Country Drive (House Number) (Street) Nashville 37211 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
George Robert Welzel and wife, Barbara Welzel, 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
George Robert Welzel and wife, Barbara Welzel, their
~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25th *day of* July, 19 77, *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 M. Hollins Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford 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* himself *as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 25th *day of* July, *19* 77.

My Commission Expires Aug 2, 1980 — Judy S. Wells — *Notary Public*

Commission expires .....

S. WELLS NOTARY PUBLIC DAVIDSON COUNTY

5108310

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

George Robert Welzel et ux.

JUL 25 77	CONV	40,500.00			
JUL 25 77	S'TAX		B*	105.30	
JUL 25 77	PR'FEE		B*	.50	
JUL 25 77	W'DEED		B*	4.00	* 109.80

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 16312

IDENTIF. REFERENCE

JUL 25 3 26 PM '77

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING