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WARRANTY DEED

(CORPORATE FORM)

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

Fo 3720 #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald E. Duchane	Fidelity Federal Savings & Loan	Map 150
(NAME) Lot 51 The Country	(NAME) 401 Union Street	Parcel 46
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37217	(STREET ADDRESS) Nashville, Tennessee	
(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 Donald E. Duchane and wife, Joan A. Duchane, 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*

DONALD E. DUCHANE AND WIFE, JOAN A. DUCHANE, their ~~successors~~, *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of The Country Subdivision, Section 2, as of record in Book 5050, page 40, said Register's Office.

Said Lot No. 51 fronts 80.00 feet on the easterly side of Timber Trail and runs back between parallel lines 135.00 feet to a line in the rear which measures 80.00 feet.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, Register's Office for said County, and by deed from Philhall Corporation of record in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46900.00

Subscribed and sworn to before me, this the 24th day of August 1977

Affiant

My Commission expires: My Commission Expires Aug 2, 1980

Notary Public

This is improved ( ) unimproved (X) property, known as Lot 51 The Country- (House Number) (Street) Nashville 37217 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

Donald E. Duchane and wife, Joan A. Duchane, 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

Donald E. Duchane and wife, Joan A. Duchane, their

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

Witness my *hand this* 24th *day of* August, 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. Phillips 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. Hollins, 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 24th day of August, 19 77

Judy S. Wells Notary Public

Commission expires My Commission Expires Aug 2, 1980

JUDY S. WELLS NOTARY PUBLIC DAVIDSON

AUG25 CONV 46,900.00
AUG25 S'TAX B* 121.94
AUG25 PR'FEE B* .50
AUG25 W'DEED B* 4.00 * 126.44

11260-S

WARRANTY DEED

FROM
Randall Phillips Builders Inc.

TO
Donald E. Duchane and wife,
Joan A. Duchane

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 22459

IDENTIF. REFERENCE

AUG 25 10 42 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING