BOOK 5199 PAGE 81

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN L. SIMMONS	FIDELITY FEDERAL SAVINGS & LOAN	
(NAME)	(NAME)	To be assigned
5601 Country Drive	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	of

FOR AND IN CONSIDERATION of the sum of ----------(TEN AND NO/100ths)----------
----------($10.00)---------- *Dollars,*

cash in hand paid by John L. Simmons and wife, Margaret M. Simmons 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*

John L. Simmons and wife, Margaret M. Simmons 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. 208, Building No. 17, including the garage there with 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 in record in Book 4314, page 657, Register's Office for said County and held under the provisions of a Master Deed Establishing a Horizontal Property Regime of record in Book 4918, page 116, as amended in Book 4958, page 346, 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 $ 38,500.00

Subscribed and sworn to before me, this the 20th day of September 19 77

Affiant

My commission expires: 11-26-80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5601 Country Drive Cottage 208 Nashville 37211
(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

John L. Simmons and wife, Margaret M. Simmons

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

John L. Simmons and wife, Margaret M. Simmons

(successors), heirs and assigns, against the lawful claims of all persons.

Witness My *hand* *this* 20th *day of* September, 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.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5199 PAGE 82

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 Davidson County, Tennessee this 20th day of September, 1977

Brenda J. Elmore
Notary Public

Commission expires 11-26-80

BRENDA J. ELMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SEP 21 77	CONV	38,500.00			
SEP 21 77	S'TAX		B*	100.10	
SEP 21 77	FR'FEE		B*	.50	
SEP 21 77	W'DEED		B*	4.00	* 104.60

11234-1

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.,

TO

John L. Simons and wife,

Margaret M. Simons

E 27053

IDENTIF. REFERENCE

SEP 21 9 52 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING