[redacted]

Instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

# WARRANTY DEED

(CORPORATE FORM)

BOOK 5235 PAGE 162

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard J. Smith, et ux | The Chamberlain Company | Map 150-3 |
| (NAME) | (NAME) | |
| 3425 Timber Trail | 620 Lindsay Street | Parcel 36 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Antioch, Tenn. 37013 | Chattanooga, Tenn. 37403 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------($10.00)---------- *Dollars,*

cash in hand paid by Richard J. Smith and wife, Peggy P. Smith and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc., *has bargained and sold, and does hereby transfer and convey unto the said* Richard J. Smith and wife, Peggy P. Smith, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of The Country Subdivision, Section 2, as of record in Book 5050, page 40, said Register's Office.

Said Lot No. 22 fronts 91 feet on the easterly side of Timber Trail and extends back 134.58 feet on the northerly line and 130 feet on the southerly line to a dead line measuring 63.87 feet thereon.

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

This conveyance is made subject to an easement for public utilities, anchor easements, and building setback lines and conditions of owner's certificate, as shown on plan of record in Book 5050, page 40; and restrictive covenants of record in Book 5111, page 606, 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 $ 49,900.00

Subscribed and sworn to before me, this the 16th day of December 19 77

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3425 Timber Trail (House Number) (Street) Antioch, Tennessee 37013 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* Richard J. Smith and wife, Peggy P. Smith, 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* Richard J. Smith and wife, Peggy P. Smith, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 16th *day of* December, 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. Wallis Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* Doris E. Moran, Notary, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford Hollins, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self 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* him *self as* Vice President

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 16th *day of* December, *19* 77

Doris E. Moran, *Notary Public*

NOTARY PUBLIC

*Commission expires* 8/12/81

| | | | | | | |
|---|---|---|---|---|---|---|
| DEC20F | CONV | 49,900.00 | | | | |
| DEC20F | S'TAX | | B* | 129.74 | | |
| DEC20F | PR'FEE | | B* | .50 | | |
| DEC20F | W'DEED | | B* | 4.00 | * | 134.24 |

CHICAGO TITLE INSURANCE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

**WARRANTY DEED**

B-23252

FROM
Randall Phillips Builders, Inc.
TO
Richard J. Smith, et ux

E 42575

IDENTIF. REFERENCE

DEC 20 12 17 PM '77

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Guaranty Title**
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE