BOOK 5236 PAGE 883

# WARRANTY DEED

(CORPORATE FORM)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John B. King (NAME) | Fidelity Federal Savings & Loan (NAME) | Map 150 |
| 3424 Timbertrail Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | Parcel 196 |
| Antioch, Tennessee 37013 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 2D-38320 |

*FOR AND IN CONSIDERATION of the sum of* TEN AND NO/100ths ($10.00) *Dollars,* cash in hand paid by John B. King and wife, Beth A. King, 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 B. KING AND WIFE, BETH A. KING, their ~~successors~~, *heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Country Subdivision, Section 2, as of record in Book 5050, page 40, said Register's Office.

Said Lot No. 16 fronts a total of 150.12 feet on the westerly side of Timber Trail and runs back 136.02 feet on the southerly line and 132.02 feet on the northerly line to a line in the rear which measures 35.91 feet.

Being/the same 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, 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 $ 50900.00

Subscribed and sworn to before me, this the 22nd day of December 19 77

My commission expires: My Commission Expires Nov. 26, 1980 (Affix Seal)

Affiant

Notary Public

This is improved (X) property, known as 3424 Timbertrail Drive (House Number) (Street) P. O. Address: Antioch (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* John B. King and wife, Beth A. King, 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 B. King and wife, Beth A. King, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand* s *this* 22nd *day of* December, 1977., *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.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The Undersigned, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Phillips, Jr. Vice-President 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 22nd day of December, 1977

Brenda J. Gilmore
Notary Public

My Commission Expires Nov. 26, 1980

BRENDA J. GILMORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

560574-2

**WARRANTY DEED**

FROM

Randall Phillips Builders, Inc.

TO

John B. King et ux.

DEC 27 77 CONV 50,900.00
DEC 27 77 S'TAX B* 132.34
DEC 27 77 PR'FEE B* .50
DEC 27 77 W'DEED B* 4.00 * 136.84

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 43323

IDENTIF. REFERENCE

DEC 27 11 02 AM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING