WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,500.00

Marilyn Sue Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-25-80

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow SErvice, Inc., 300 James Robertson Parkway, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Sue Smith (NAME)	Commerce Union Bank (NAME)	Map 162-5-C
5515 Country Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Parcel 5
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE RANDALL PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARILYN SUE SMITH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

Town House No. 5, in Hickory Valley Condominiums, a horizontal propert regime in Nashville, Davidson County, Tennessee, as shown on the Plan of Hickory Valley, of reocrd in Book 4460, page 27, Register's Office for said County, to which plan reference is here made.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Eva G. Burton, of record in Book 4973, page 177, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5515 Country Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of January, 1978

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr

LUNSFORD M. HOLLINS, JR.

BOOK 5243 PAGE 939

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} {acknowledged} {himself / themselves} {to be the} Vice President and _____ respectively of the Randall Phillips Builders the within named bargainor, a corporation, and that {he / they} {as such} Vice President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins, Jr. as such Vice President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 16th day of January, 19 78

My commission expires 11-12-80

Notary Public

E 46423

IDENTIF. REFERENCE

JAN 17 2 13 PM '78

FEE

JAN 17 78 CONV 28,500.00
JAN 17 78 S'TAX B* 74.10
JAN 17 78 PR'FEE B* .50
JAN 17 78 W'DEED B* 4.00 * 78.60

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

U.S. LIFE TITLE INSURANCE
Company of New York