BOOK 5255 PAGE 951

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF February 1978

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harold D. Smith et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	150-3
3436 Timber Trail (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	22.33 2a
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 Harold D. Smith and wife, Phyllis I. 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of The Country Section 2, of record in Book 5050, page 40, said Register's Office.

Said Lot #19 fronts around a curve a total of 148.87 feet on the northwesterly side of Timber Trail and runs back 143.27 feet on the westerly line and 120.83 feet on the northeasterly line to a line in the rear, which measures 53.11 feet thereon.

Being the same property conveyed to Philhall Corporation by deed from Robert Leland Henley and wife, Dearah Hill Haley of record in Book 4684, page 351, Register's Office, the said Philhall Corporation having conveyed their interest in said property to Randall Phillips Builders of record in Book 5077, page 462, said Register's Office, the property is now vested in Randall Phillips Builders.

This is unimproved ( ) improved (X) property, known as 3436 Timber Trail (House Number) (Street) Anticoh (P. O. Address) Tennessee (City or Town) 37013 (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 23rd day of February, 1978

Randall Phillips Builders

By: Lunsford M. Hollins Jr

STATE OF TENNESSEE
Davidson County

BOOK 5255 PAGE 952

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Judy S Wells, 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, Inc. 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 purposes 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 23rd day of February, 19 78

My commission expires My Commission Expires Aug 2, 1980

Judy S Wells
Notary Public

560611-6

WARRANTY DEED

FROM
Randall Phillips Builders

TO
Harold D. Smith and wife,
Phyllis I. Smith

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

FE 5 1 8 2 9

IDENTIF. REFERENCE

FEB 23 2 38 PM '78

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB23 78	CONV	47,900.00			
FEB23 78	STAX		B*	124.54	
FEB23 78	PRFEE		B*	.50	
FEB23 78	WDEED		B*	4.00	* 129.04