BOOK 5274 PAGE 726

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 17th DAY OF April, 19 78

Notary Public

MY COMMISSION EXPIRES: 2-23-81

(AFFIX SEAL)

This Instrument Was Prepared By
JENNEY, LACKEY & CHERNAU
~~218 Third Avenue North~~
Nashville, Tennessee 3720

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Weakley Edward Barnard (NAME)	Fidelity Federal Savings & Loan (NAME)	150-3
lot 24 The Country (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 38
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	O.E.

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 Buidlers, Inc.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Weakley Edward Barnard and wife, Deborah Marie Barnard

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. 24 on the Plan of The Country, Section 2, as of record in Book 5050, page 40, Register's Office, for said County.

Said Lot No. 24 fronts 91.0 feet on the easterly side of Timber Trail and runs back 136.57 feet on the northerly line and 130.0 feet on the southerly line, to a line in the rear, measuring 63.84 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Philhall Corporation, of record in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ improved property, known as lot 24 The Country (House Number) (Street) Nashvile, Tennessee (P. O. Address) (City or Town) 37217 (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 our hand this 17th day of April, 19 78

By: Lunsford M. Phillips Jr.

Randall Phillips Builders, Inc.

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STATE OF TENNESSEE
Davidson County

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, 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 OFFICER and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such OFFICER 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 OFFICER, and attesting the same by the said LUNSFORD M. HOLLINS, JR. as such OFFICER

Witness my hand and official seal at office at Nashville, Tennessee on this the 17th day of April, 19 78

My commission expires 2-23-81

Kathy J. Fisher
Notary Public

511123-7

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Weakley Edward Barnard and wife Deborah Marie Barnard

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 6 0 4 5 4

IDENTIF. REFERENCE

APR 18 2 56 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR 18 78	CONV	47,900.00			
APR 18 78	S'TAX		B*	124.54	
APR 18 78	PR'FEE		B*	.50	
APR 18 78	W'DEED		B*	4.00	* 129.04