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

BOOK 5278 PAGE 602

WARRANTY DEED

(CORPORATE FORM)

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

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell J. Pobis (NAME)	Fidelity Federal Savings & Loan (NAME)	Map 150-196 21
3429 Timber trail (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-38320
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Russell J. Pobis and wife, Josephine M. Pobis, and other good and valuable consideration, the receipt of which is hereby acknoweldged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

RUSSELL J. POBIS AND WIFE, JOSEPHINE M. POBIS, their ~~successors~~ *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of The Country Subdivision, Section 2, as of record in Book 5050, page 40, said Register's Office.

Said Lot No. 21 fronts 87.06 feet on the easterly side of Timber Trail and runs back 130.00 feet on the northerly line and 134.58 feet on the southerly line to a line in the rear which measures 75.56 feet thereon.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,800.00

Subscribed and sworn to before me, this the 27th day of April, 19 78

Affiant

My commission expires: [illegible]

(Affix Seal)

Notary Public

This is ( ) unimproved ( ) improved property, known as 3429 Timber Trail Antioch TN 37013
(House Number) (Street) 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

Russell J. Pobis and wife, Josephine M. Pobis, 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

Russell J. Pobis and wife, Josephine M. Pobis, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 27th *day of* April, *19* 78, *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. Phillips Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail Annette, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Wallen, 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 Lunsford M. Wallen, Jr., Vice President

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of April, 19 78

Gail Annette Notary Public

My Commission Expires APRIL 27, 1980

Commission expires .....

112747-5

WARRANTY DEED

FROM

Randall Phillips Builders Inc.

TO

Russell J. Pobis and wife,
Josephine M. Pobis

APR 27 78	CONV	48,800.00			
APR 27 78	S'TAX		B*	126.88	
APR 27 78	PR'FEE		B*	.50	
APR 27 78	W'DEED		B*	4.00	* 131.38

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 62247

IDENTIF. REFERENCE

APR 27 2 51 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING