This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

(CORPORATE FORM)

BOOK 5290 PAGE 578

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William S. Bozarth, et ux	First Tennessee Bank N. A. Memphis	Map 150
(NAME) 3421 Country Hill Road	(NAME) P. O. Box 474	Parcel 46
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

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

cash in hand paid by William S. Bozarth and wife, Anita G. Bozarth and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc., *has bargained and sold, and does hereby transfer and convey unto the said*

William S. Bozarth and wife, Anita G. Bozarth,

their *(successors), heirs and assigns,*

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

Being Lot No. 34 on the Plan of "The Country", Section 2, as of record in Book 5050, page 40, Register's Office for said County.
Beginning at a point in the southerly side of Country Hill Road at the common corner of Lots 33 and 34; thence with the line between said two lots southerly 107.45 feet to a point; thence easterly 122.24 feet to a point - said point in the westerly margin of Timber Trail; thence with the westerly margin of said Timber Trail northerly 70 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet northwesterly 39.27 feet to the southerly margin of Country Hill Road; thence with the southerly margin of Country Hill Road westerly 82.13 feet to the point of beginning.

Being part of the 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 conveyance is made subject to a building setback line, overhang easements and anchor easement, and conditions of owner's certificate, as shown on plan of record in Book 5050, page 40; and restrictive covenants of record in Book 5111, page 606, 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 $ 48,800.00

Subscribed and sworn to before me, this the 25th day of May 19 78.

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 3421 Country Hill Road, Antioch, Tennessee 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

William S. Bozarth and wife, Anita G. Bozarth,

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., except for 1978 taxes which are prorated and assumed by the grantees.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

William S. Bozarth and wife, Anita G. Bozarth, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 25th *day of* May, *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. Hollins, Jr. Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Nancy L Kota, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, 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 Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee this 25th day of May, 19 78.

Nancy L Kota
Notary Public

Commission expires 9/18/82

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY26 78	CONV	48,800.00			
MAY26 78 S'TAX			B*	126.88	
MAY26 78 PR'FEE			B*	.50	
MAY26 78	W'DEED		B*	4.00	* 131.38

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 43470

FROM
Randall Phillips Builders, Inc.

TO
William S. Bozarth, et ux

E 67628

IDENTIF. REFERENCE

MAY 26 1 01 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE