BOOK 5296 PAGE 30

STATE OF TENNESSEE
COUNTY OF Davidson

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

52,800.00

Michael D. Morello
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 1978.

Notary Public

MY COMMISSION EXPIRES 11-6-78

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Morello (NAME)	Engel Mortgage Company, Inc. (NAME)	150-3
Lot 4, Harvest Ct. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	18
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, AL 35201 (CITY) (STATE) (ZIP)	2D 39205

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 Michael D. Morello and wife Karen K. Morello

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. 4, lying in the 2nd Civil District of Davidson County, Tennessee, known as The Country Subdivision, Section I, of record in Book 4955, page 48, Register's Office for said County.

Said Lot No. 4 fronts 39.59 feet on the easterly margin of Harvest Court and extends back 125.62 feet on the southerly line and 128.31 feet on the northerly line to a broken line in the rear measuring 168.70 feet thereon (90.20 plus 78.50).

Being part of 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 conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved (X) improved ( ) property, known as Lot 4, Harvest Ct. (House Number) (Street) Antioch, TN 37013 (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 31st day of MAY, 1978

Lunsford M. Holling Jr.

STATE OF TENNESSEE }

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 }
County of Davidson }

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 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) as such Vice President and _____ (they), 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 on this the 31st day of MAY, 19 78.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders

TO
Michael D. Morello

E 69979

IDENTIF. REFERENCE

JUN 8 1 37 PM '78

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

JUN-8 78	CONV	52,800.00			
JUN-8 78	S'TAX		B*	137.28	
JUN-8 78	PR'FEE		B*	.50	
JUN-8 78	W'DEED		B*	4.00	* 141.78

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201