BOOK 5309 PAGE 769

Feb

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
RUTH A. DUGGIN (NAME)	First Federal Savings & Loan Assn. (NAME)	5DU-56064
UNIT 154 5600 COUNTRY DR (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	162-9B-67
NASHVILLE TN. 37211 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc.,

JUL 11 78	CONV	43,900.00			
JUL 11 78	S'TAX		B*	114.14	
JUL 11 78	PR'FEE		B*	.50	
JUL 11 78	W'DEED		B*	4.00	* 118.64

have bargained and sold, and by these presents do transfer and convey unto the said Ruth A. Duggin,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 5th Civil District of Davidson County, Tennessee, being Townhouse No. 154 on the Plan of Hickory Valley Condominiums, Phase III, Revised, of record in Plat Book 5050, page 94, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Clyde H. Delvin, Jr. and wife, Margaret Cole Delvin, of record in Book 4314, page 657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year applicable to said property.

unimproved ( )
This is improved (x) property, known as Unit #154, 5600 Country Drive (House Number) (Street)
Nashville, Tennessee 37211 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 10 day of July, 19 78.

RANDALL PHILLIPS BUILDERS, INC.
BY: Lunsford M. Hollins Jr
LUNSFORD M. HOLLINS, JR., VICE PRESIDENT

BOOK 5309 PAGE 770

STATE OF TENNESSEE
COUNTY OF _____

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 _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, 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 himself to be Vice-President _____ respectively 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 purpose therein contained by signing the name of the corporation by the said Lunsford M. Hollins, Jr. as such Vice-President

Witness my hand and seal, at office in Nashville, Tennessee, this 10 day of July, 1978.

L. D. Higgins Notary Public

Commission expires 1-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Ruth A. Duggin

Sworn to and subscribed before me this 10 day of July, 1978.

My commission expires 1-18-82 Notary Public L. D. Higgins

This instrument was prepared by:

Name	*This instrument prepared by*	Address

STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

E 76035

WARRANTY DEED

FROM RANDALL PHILLIPS BUILDERS, INC.

TO RUTH A. DUGGIN

IDENTIFICATION REFERENCE

JUL 11 2 08 PM '78

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219