FORM NO. WD-1

BOOK 5316 PAGE 364

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,900.00

James A. Guest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 1978.

Randall Phillips
Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 26, 1980
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Guest et ux (NAME)	Fidelity Federal Savings & Loan (NAME)	162-9-13-64 KS
5600 Country Drive # 151 (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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 James A. Guest and wife, Maxine Guest

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:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Townhouse No. 151, on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, said Register's Office, to which plan reference is here made. Assigned Garage is a limited common element for the exclusive use of the co-owner of said Townhouse.

Being part of the same 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 made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof, including but not limited to assessments, all as made and provided in the exhibit to the Master Deed of record in Book 4918, page 125, Register's Office for Davidson County, Tennessee, to easements, rights and interest in favor of other unit owners and all sewer water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitation all conditions, covenatns, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hickory Valley Condominiums, Phase 3, as of record in Book 4918, page 116, as amended in Book 4958, page 346, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as 5600 Country Drive # 151 (House Number) (Street) Nashville (P. O. Address) 37211 (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 its hand s this 24th day of July, 19 78

Randall Phillips Builders, Inc.,
BY: Lunsford M. Hallum Jr.

STATE OF TENNESSEE
Davidson County

BOOK 5316 PAGE 365

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 Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he / they) as such Vice President 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 Vice President as such _____, and attesting the same by the said Vice president as such _____

Witness my hand and official seal at office at Nashville, Tenn. on this the 24 day of July, 19 78.

My commission expires [illegible], 1980

Brenda J. Lipner
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

560726-2

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.,

TO

James A. Guest and wife, Maxine Guest

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

E 7.9022

IDENTIF. REFERENCE

JUL 26 3 28 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 26 78 CONV 43,900.00
JUL 26 78 S'TAX B* 114.14
JUL 26 78 PR'FEE B* .50
JUL 26 78 W'DEED B* 4.00
* 118.64