113208-7

BOOK 5335 PAGE 50 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF September, 19 78

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 26, 1980

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, [illegible]
218 Third Avenue North
Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Arthur Battan (NAME) | Fidelity Federal (NAME) | 150-3- |
| 3401 Harvest Court (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | par. 21 & |
| Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 2D39202 |

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 Thomas Arthur Battan, unmarried

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. 7 on the Plan of The Country, Section 1, as of record in Book 4955, page 48, Register's Office for said County.

Said Lot No. 7 fronts 68.15 feet on the southerly margin of Harvest Court and fronts 112.50 feet on the easterly margin of Anderson Road, said frontages being joined by a curve having a distance of 39.27 feet, and runs back 142.03 feet on the easterly line and 93 feet on the southerly line, to a point of intersection.

Being part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Philhall Corporation, as of record in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

This is improved ( X ) unimproved ( ) property, known as 3401 Harvest Court (House Number) (Street) Antioch 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 our hand s this 5th day of September, 19 78

Lunsford M Hollins Jr.

By: Randall Phillips Builders, Inc.

STATE OF TENNESSEE
Davidson County

BOOK 5335 PAGE 51

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 Vice President, and attesting the same by the said Lunsford M. Hollins, Jr as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of September, 19 78

My commission expires My Commission Expires Nov. 26, 1980

_____
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Thomas Arthur Battan

E 87399

IDENTIF. REFERENCE

SEP 7 2 45 PM '78
FELIX ZANDERSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP-7-78 | CONV | 46,750.00 | | | |
| SEP-7-78 | S'TAX | | B* | 121.42 | |
| SEP-7-78 | PR'FEE | | B* | .50 | |
| SEP-7-78 | W'DEED | | B* | 4.00 | * 125.92 |