This Form furnished by Attorneys Title Company, Inc.

BOOK 5336 PAGE 450 Form No. WD-2

FROM:

James A. Guest and wife,

Maxine Guest

TO

Randall Phillips Builders, Inc.

For draftsman's use

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Phillips Builders (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	162-9-B Par 63 JW
(STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Nashville Tenn (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

E 88012

IDENTIF. REFERENCE T

SEP 12 9 26 AM '78

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

(FOR REGISTER'S USE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 45,766.64

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 1978.

Virginia D. Sloan
Notary Public

MY COMMISSION EXPIRES: April 28, 1980

(AFFIX SEAL)

SLOAN NOTARY PUBLIC

For and in Consideration of the sum of Ten and no/100ths ($10.00) DOLLARS

cash in hand paid by Randall Phillips Builders, Inc., and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption and agreement to pay the balance owing to Fidelity Federal Savings & Loan Association on a promissory note secured by a Deed of Trust to Vaden Lackey, Jr., Trustee, of record in Book 5316, page 366, Register's Office for Davidson County, Tennessee, WE, JAMES A. GUEST AND WIFE, MAXINE GUEST

have bargained and sold, and by these presents do transfer and convey unto the said RANDALL PHILLIPS BUILDERS, INC., ITS SUCCESSORS ~~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 the same property conveyed to James A. Guest and wife, Maxine Guest by deed from Randall Phillips Builders, Inc., of record in Book 5316, page 364, 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 _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Randall Phillips Builders, Inc., its successors _____ heirs and assigns, forever.

And we do covenant with the said Randall Phillips Builders, Inc. _____ 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.

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 Randall Phillips Builders, Inc. its successors, ~~xxxx~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 11th day of September, 19 78

James A. Guest

Maxine Guest

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lunsford M. Hollis Jr, a Notary Public in and for said County and State, the within named James A. Guest and wife, Maxine Guest _____ the bargainor s. with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. ....

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September, 19 78

Lunsford M. Hollis Jr, Notary Public.

Commission expires May 6, 1980

SEP 12 80 CONV 45,766.69
SEP 12 80 S'TAX B* 119.08
SEP 12 80 PR'FEE B* .50
SEP 12 80 W'DEED B* 4.00 * 123.58

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged self to be _____ of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____