FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 78

Notary Public

MY COMMISSION EXPIRES: April 26, 1980

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
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
Ernestine T. Snow (NAME)	SAME (NAME)	162-9B
5600 UNIT 137 Bldg 8 COUNTRY DR (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 51 &
Nashville Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	SN 56048

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 GRANTOR~~S~~, HA~~VE~~S BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNESTINE T. SNOW, 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:

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

Townhouse No. 137, 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.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) (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 29th day of September, 19 78

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Phillips, Jr.

BOOK 5344 PAGE 183

STATE OF TENNESSEE
Davidson County

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, VIRGINIA J SLOAN, 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) 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, Tennessee on this the 29th day of September, 1978.

My commission expires April 28, 1980

Virginia J Sloan
Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Ernestine T. Snow, Unmarried

E 91495

T
IDENTIF. REFERENCE

SEP 29 2 17 PM '78

FELIX Z. ...ELSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 29	CONV	47,500.00			
SEP 29 S'TAX			B*	123.50	
SEP 29 PR'FEE			B*	.50	
SEP 29	W'DEED		B*	4.00	* 128.00