ADDRESS, NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan Assn. (NAME)	150-3-65.
	Union at Fourth	FB # 2D-42036
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	BOOK 5358 PAGE 542
(CITY) (STATE) (ZIP CODE)	(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

We,

Randall Phillips Builders, Inc.

NOV-17 78 CONV 46,800.00
NOV-17 78 S'TAX B* 121.68
NOV-17 78 PR'FEE B* .50
NOV-17 78 W'DEED B* 4.00 * 126.18

have bargained and sold, and by these presents do transfer and convey unto the said William I. Denton, Jr. and wife, Janice L. Denton

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

BEING Lot No. 30 on the Plan of The Country, Section 2, of record in Book 5050, page 40, said Register's Office, more fully described as follows:

SAID Lot No. 30 fronts 70.00 feet on the southerly margin of Country Hill Road and extends back 165.00 feet on the easterly line and 130.00 feet on the westerly line to a line in the rear on which it measures 78.26 feet.

BEING part of the property conveyed to Philhall Corp. and Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, pg 351, said Register's Office. The said Philhall Corp. having since conveyed its 1/2 undivided interest to Randall Phillips Builders, Inc. by deed of record in Book 5077, page 462, 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 (XX) property, known as 3405 Country Hill Road (House Number) (Street)
Antioch, Tenn. 37013
(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 31st day of October, 19 78.

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins, Jr.

Lunsford M. Hollins, Jr.,

Vice President

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, Bobbie N. Murphy, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President and _____ respectively of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice-President and _____, 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 and attesting the same by the said _____ as such _____.

Witness my hand and seal at office in Nashville, Tennessee, this 31st day of October, 19 78.

Bobbie N. Murphy
Notary Public

Commission expires 10-18-81

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 46,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X William I. Denton Jr.

Sworn to and subscribed before me this 31st day of October, 19 78.

Bobbie N. Murphy
Notary Public

My commission expires 10-18-81

This instrument was prepared by:	
Name	Address

This instrument prepared by
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO William I. Denton, Jr. & wife, Janice L. Denton

E 97831

IDENTIF. REFERENCE

NOV 1 1 58 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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