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WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee ~~37201~~ #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard A. Ashby (NAME)	Fidelity Federal Savings & Loan, (NAME)	150-3
3277 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Part 71 IW
Antioch, Tenn. 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100ths----------$10.00---------- *Dollars,*

cash in hand paid by Richard A. Ashby and wife, Virginia P. Ashby, and other good and valuable considerations, the receipt of which is hereby acknowledged,

RANDALL PHILLIPS BUILDERS, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

Richard A. Ashby and wife, Virginia P. Ashby, their ~~successors~~ heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of The Country Subdivision Section III, as of record in Book 5200, page 44, said Registers Office.

Said Lot No. 77 fronts 75.00 feet on the easterly margin of Anderson Road and runs back 171.58 feet on the northerly line and 150.26 feet on the southerly line to a line in the rear which measures 77.97 feet.

Being the same property conveyed to Philhall Corporation and Randall Phillips Builders, Inc. by deed from Robert Leland Henley and wife, Dearah Hill Henley of record in Book 4684, page 351, said Register's Office; the said Philhall Corporation having since quitclaimed their interest in said property to Randall Phillips Builders Inc., of record in Book 5077, page 462, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 54,900.00

Subscribed and sworn to before me, this the 31 day of October, 19 78.

Affiant

My commission expires: April 28, 1981 (Affix Seal)

Notary Public

This is ~~unimproved~~ improved property, known as 3277 Anderson Road (House Number) (Street) Antioch P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Richard A. Ashby and wife, Virginia P. Ashby, their

~~successors~~ *heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Richard A. Ashby and wife, Virginia P. Ashby, their

~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 31st *day of* October, *19* 78 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RANDALL PHILLIPS BUILDERS, INC.

By: Lunsford M. Hollins Jr.
VICE PRESIDENT

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Earlie T. Ormsby, a Notary Public of the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by self as .....

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

Earlie T. Ormsby Notary Public

Commission expires 8-8-79

NOV-2[illegible] CONV 54,900.00
NOV-2[illegible] S'TAX B* 142.74
NOV-2[illegible] PR'FEE B* .50
NOV-2[illegible] W'DEED B* 4.00 * 147.24

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Richard A. Ashby and wife,
Virginia P. Ashby

E 9 8 1 3 8

IDENTIF. REFERENCE

Nov 2 2 41 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING