51164-1

BOOK 5383 PAGE 820 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,400.00

X Kenneth G. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 19 79

Notary Public

MY COMMISSION EXPIRES: 5-6-80
(AFFIX SEAL)

This instrument was prepared by
DENNEY, LACKEY & CIPRNAU
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
Kenneth G. Parker etux	Fidelity Federal Savings & Loan	162-9-B
(NAME)	(NAME)	
#132 5600 Country Drive	401 Union Street	Part 46.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Kenneth G. Parker and wife, Kay P. Parker

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. 132 on the Revised Site Plan, Phase 3, Hickory Valley Condominiums, of record in Book 5200, page 110, said Register's Office, to which plan reference is here made.
Being part of the same proeprty 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 provision of the Tennessee "Horizontal Property Act" as set out in Section 6402701 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, covenants 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 (X) property, known as #132 5600 Country Drive Nashville, Tn. 37211
(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 its hand this 9th day of January, 19 79

RANDALL PHILLIPS BUILDERS, INC.
BY: Lunsford M. Phillips Jr.
Vice President

STATE OF TENNESSEE
Davidson County

BOOK 5383 PAGE 821

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~~ Williamson County

Before me, Mary Bennie Wilson, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and XXXXX (his oath) with whom I am personally acquainted and who upon (~~their several oaths~~) acknowledged (~~themselves~~ himself) to be the Vice President and XXXXX respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice President and XXXXXX (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 Vice President as such Vice President, and attesting the same by the said XXXX as such XXXXX

Witness my hand and official seal at office at Brentwood, Tennessee on this the 9th day of January, 19 79

My commission expires 5-6-80

Mary Bennie Wilson
Notary Public

511644-1

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Kenneth G. Parker and wife, Kay P. Parker

F 0 8 9 5 2

IDENTIF. REFERENCE

JAN 10 3 18 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 10 79	CONV	45,400.00			
JAN 10 79	S'TAX		B*	118.04	
JAN 10 79	PR'FEE		B*	.50	
JAN 10 79	W'DEED		B*	4.00	* 122.54