LOAN#511640-9

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January 1979

Notary Public

My Commission Expires Oct. 17, 1982

MY COMMISSION EXPIRES:

(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
James Patrick Walsh (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 150-46Pt. of
3313 Country Way (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	2D-38300 Tax
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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 JAMES PATRICK WALSH

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:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Country Subdivision, Section III, as of record in Book 5200, page 44, said Register's Office.

Said Lot No. 85 fronts 88.00 feet on the southerly side of Country Way Road and runs back 133.36 feet on the easterly line and 144.07 feet on the westerly line to a line in the rear which measures 85.00 feet thereon.

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' sOffice; 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.

This is { } unimproved { } improved property, known as 3313 Country Way, Antioch, Tennessee 37013
(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 10th day of January, 1979

RANDALL PHILLIPS BUILDERS, INC.

By: Lawrence M. Hollins Jr.

Vice President

STATE OF TENNESSEE
Davidson County

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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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. and XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX (his oath) with whom I am personally acquainted and who upon (their several oaths) acknowledged (himself) (themselves) to be the Vice-President and XXXXXXXXXXXXXXXXXXXXX respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such Vice-President and XXXXXXXXXXXXXXXX XXXXXXXXXXXXX (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 XXXXXXXXXXXXXXXXXXXXXXXX as such XXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of January, 19 79

My commission expires My Commission Expires Oct. 17, 1982

Jane W. Enochs
Notary Public

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO James Patrick Walsh

F 0 9 2 2 6

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IDENTIF. REFERENCE

JAN 11 3 16 PM '79
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 11 79	CONV	54,900.00			
JAN 11 79	S'TAX		B*	142.74	
JAN 11 79	PR'FEE		B*	.50	
JAN 11 79	W'DEED		B*	4.00	* 147.24