mail

This Instrument Prepared By:
THEODORE H. PAILET, Attorney
1906 South Street
Nashville, Tennessee 37212

# WARRANTY DEED

(CORPORATE FORM)

BOOK 5386 PAGE 693 Form #WD5

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Peggy A. Johnson (NAME) | same (NAME) | 162-9-B |
| 5600 Country Dr. Unit 314 Bldg. 5 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 51 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ---------- (Ten and no/100) ----------
---------- $10.00 ---------- *Dollars,*

cash in hand paid by Peggy A. Johnson and other good and valuable consideration, the receipt of which is hereby acknowledged,

Randall Phillips Builders, Inc. *has bargained and sold, and does hereby transfer and convey unto the said* Peggy A. Johnson (unmarried), her ..... *(successors), heirs and assigns,*

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

A certain Condominium Apartment in Davidson County, Tennessee, described as follows, to wit:

UNIT No. 314, Building No. 5, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 3, as of record in Book 4660, page 97, as amended in Book 4860, page 1, Book 5050, page 94, Book 5200, page 110, and Book 5200, page 120, Register's Office for said County, to which plans reference is here made.

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, and held under the provisions of a Master Deed establishing a Horizontal Property Regime of record in Book 4918, page 116, as amended in Book 4958, page 345, 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 $ 39,900.00

Affiant Peggy A. Johnson

Subscribed and sworn to before me, this the 13th day of January 1979

My commission expires: April 28, 1980 (Affix Seal)

Notary Public Virginia J. Sloan

DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 5600 Country Drive, Bldg. 5 Unit 314 Nashville, TN 37211
(House Number) (Street) 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* Peggy A. Johnson her *(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* Peggy A. Johnson, her *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 12th *day of* January, 19 79, *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

Lunsford M. Hollins, Jr.
vice-president

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, VIRGINIA J. SLOAN, 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 him self as vice-president.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of January, 19 79.

Virginia J. Sloan Notary Public

My Commission expires April 28, 1980

DAVIDSON COUNTY, TENN. VIRGINIA J. SLOAN NOTARY PUBLIC

JAN 18 79 CONV 39,900.00
JAN 18 79 S'TAX B* 103.74
JAN 18 79 PR'FEE B* .50
JAN 18 79 W'DEED B* 4.00 * 108.24

**WARRANTY DEED**

FROM
Randall Phillips Builders, Inc

TO
Peggy A. Johnson

F. I. 0 2 6 8 8

IDENTIF. REFERENCE

JAN 18 11 56 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING