LOAN#113638-8

BOOK 5390 PAGE 97

WARRANTY DEED

(CORPORATE FORM)

This Instrument Was Prepared By
DE[illegible]EY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201 #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Lynn Biter	Fidelity Federal Saings & Loan Assn.	Map 162-9B
Hickory Valley (NAME)	(NAME)	
#133 Country Drive	401 Union Street	Parcel 47 2a
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee 37219	5DU-56044
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by H. Lynn Biter and wife, Debbie Biter, 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*

H. LYNN BITER AND WIFE, DEBBIE BITER, THEIR ~~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: Townhouse No. 133, 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 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.

This conveyance is made subject to all provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 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, covenatns, 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.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $45,400.00

Subscribed and sworn to before me, this the 25th day of January 19 79.

My commission expires: My Commission Expires OCT. 17, 1982
(Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

unimproved ( )
This is improved ( ) property, known as #133 Country Drive Hickory Valley, Nashville, Tenn. 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

H. Lynn Biter and wife, Debbie Biter, 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

H. Lynn Biter and ife, Debbie Biter, their

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

Witness my *hand this* 25th *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. Wallace Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, *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* 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* Lunsford M Hollins Jr.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 25th *day of* January, 1979.

Notary Public

My Commission Expires OCT. 17, 1982
Commission expires

NOTARY PUBLIC DAVIDSON COUNTY

JAN26 79 CONV 45,400.00
JAN26 79 S'TAX B* 118.04
JAN26 79 PR'FEE B* .50
JAN26 79 W'DEED B* 4.00 * 122.54

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

H. Lynn Biter and wife,

F. 1. 1. 7. 1: 4

IDENTIF. REFERENCE

JAN 26 3 35 PM '79

FELIX Z. PILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING