Joint 511763-5

BOOK 5426 PAGE 159 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,500.00

Larry C. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, is 79

Deborah A. Underwood
Notary Public

MY COMMISSION EXPIRES: My Commission Expires MARCH 16, 1982
(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
Larry C. Tate et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	98-2
5136 Lana Renee Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 30 Js
Hermitage, Tennessee 37076 (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 Larry C. Tate and wife, Kerry W. Tate

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. 67 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, said Register's Office.

Said Lot No. 67 fronts 80.0 feet on the northerly margin of Lana Renee Court and fronts 130.0 feet on the westerly margin of Alyadar Drive, said frontages being joined by a curve, having a length of 39.27 feet, and runs back 155.0 feet on the westerly line and 105.0 feet on the northerly line, to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc., by deed from Kyle R. Weems, Trustee, of Hamilton Mortgage Corporation, as of record in Book 5239, page 641, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 5136 Lana Renee Court (House Number) (Street) Hermitage, Tennessee (P. O. Address) (City or Town) 37076 (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 19th day of April, 19 79

RANDALL PHILLIPS BUILDERS, INC.
BY: Lunsford 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, Deborah A. Vanderpool, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Vice President respectively 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 the said Lunsford M. Hollins, Jr. as such Vice President, and attesting the same by the said _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 19th day of April, 1979.

My commission expires My Commission Expires MARCH 16, 1982 Deborah A. Vanderpool
Notary Public

8394 84/85 145.00- CHECK

$55,500.00 511763-5

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Larry C. Tate and wife

Kerry W. Tate

F. 25952

IDENTIFICATION REFERENCE

Apr 25 3 20 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND [illegible]0.00-	TOTAL PAID
			144.30	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 148.80-
			B394A04/25/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 25952

IDENTIF. REFERENCE

APR 25 3 21 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679668