This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

1092

WARRANTY DEED

BOOK 5453 PAGE 501

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert W. McBride and wife, Angela D. McBride	Third National Mortgage Company	150-46
(NAME)	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(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 Robert W. McBride and wife, Angela D. McBride and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Robert W. McBride and wife, Angela D. McBride the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 59 on the Plan of The Country, Section 3, as of record in Book 5200, page 44, Register's Office for Davidson County, Tennessee.
Said Lot No. 59 fronts 120.00 feet on the west side of Timber Trail and extends back 177.55 feet on the north line and 87.00 feet on the southwest line to a dead line measuring 110.34 feet thereon.

Being part of the 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's Office; and the said Philhall Corporation having since quitclaimed their interest in said property to Randall Phillips Builders, Inc., of record in Book 5077, page 462, and Book 5435, page 451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 30-foot building setback line from Timber Trail and conditions of Owner's Certificate of record in Book 5200, page 44, said Register's Office; and restrictive covenants of record in Book 5281, page 813, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 58,900.00

Subscribed and sworn to before me, this the 19th day of June 1979

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 3304 Timber Trail Drive, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 19th day of June, 19 79, the corporate party, if any, 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., Vice President

6/21 157.64 - CHECK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5453 PAGE 502

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

the within named 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*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, NANCY L KOTA, *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 purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

NANCY L KOTA NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal, at office in Nashville, Tennessee *this* 19 *day of* JUNE, *19* 79.

Nancy L Kota *Notary Public*

Commission expires 4/18/82

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Robert W. McBride and wife,
Angela D. McBride

F-35843

IDENTIF. REFERENCE

JUN 21 2 46 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF 5303 5253 PAGE 563

FOR

QC CERTIFIED COPY
RE RELEASE
UC UNIFORM COMMERCIAL CODE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY DANK

F 35843

JUN 21 2 47 PM '79

No. 6919[illegible]