79-8-34

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9408 09/20 76.70- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

J. Owen Howell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF August 1979

Notary Public

MY COMMISSION EXPIRES: 11-7-79

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 1208 FIDELITY FEDERAL BUILDING NASHVILLE, TENNESSEE 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AAA REALTY COMPANY (NAME)	SAME (NAME)	162- 5
4608 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	parcels 197, 198 216, 217, 248
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(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 AAA REALTY COMPANY, a Tennessee Corporation

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:

BEING Lot Nos. 43, 44,79, 80, 81 and 117 on the Plat of Hickory Valley, Section 3, of record in Book 4460, Page 86, Register's Office for said County, to which reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by deed from Clyde H. Delvin, Jr., and wife, as of record in Book 4314, Page 657, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 4604, Page 526, and Book 4630, Page 548, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

IF AAA Realty Company is unable to secure building permits on any of the above lots, Randall Phillips Builders, Inc. agrees to accept back a deed for any of such lots, at the rate of $4,500.00 per lot.

unimproved (X)
This is improved ( ) property, known as _____
(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 24th day of August, 19 79

RANDALL PHILLIPS BUILDERS, INC.

BY: Randall Phillips

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 Randall Phillips

~~and~~ XX _____ with whom I am personally acquainted and who upon (~~their several oaths~~ his oath) acknowledged (~~themselves~~ himself) to be the President

~~and~~ _____ ~~respectively~~ of the Randall Phillips Builders, Inc.

the within named bargainor, a corporation, and that (he) as such President

~~and~~ XX _____ (~~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 Randall Phillips as such President, ~~and attesting the same by the said~~ _____ ~~as such~~ XXXXX _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of August, 19 79

My commission expires 10-2-79

_____
Notary Public

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

AAA REALTY COMPANY

F-50302

IDENTIF. REFERENCE

SEP 6 9 55 AM '79

FELIX ZOLLICOFFER II 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	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2700 .00- CO	
			70.20 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 76.70-	
9409A09/06/79 BAL			.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 50302

IDENTIF. REFERENCE T

SEP 6 9 55 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 709761