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FORM NO. WD-1

9418 08/08 84.50- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-20-79

(AFFIX SEAL)

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- 122, 123,
4608 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	173 and Map No.
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	162 Parcel 157

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

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 three (3) parcels named "RESERVED" on the Plan of Hickory Valley Subdivision, Section Two, of record in 4175, Page 158, Register's Office for said County and also known as Parcel Nos. 122, 123 and 173 on Map 162-5 on said plan and a smaller tract of land identified as Parcel No. 157 on Map 162 which lies south and southeast of the rear of Lot Nos. 212 and 213 on the Plan of Hickory Valley Subdivision, Section Two, bounded on the south by the northeasterly margin of Ash Grove Drive as projected, and on the east by the west line of the property conveyed to AAA Realty Company by deed from Charles A. Wheeler, Jr., and wife, of record in Book 5321, Page 860, said Register's Office.

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.

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 _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) as such President, (she) 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 _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of August, 19 79.

My commission expires 10-7-79

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
AAA Realty Company

F-50304

IDENTIF. REFERENCE

SEP 6 9 56 AM '79
FELIX Z. WILSON 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
			300[illegible]0.00- CO	
			75.00 CO TX	
			.50 PRFEE	
			6.00 [illegible]	
			CHECK	34.50-
9410A03/06/79			33L	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 50304

IDENTIF. REFERENCE

SEP 6 9 56 AM '79

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

No. 709763