512122-1

BOOK 5519 PAGE 757

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,700.00

Robert Hynds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October, 1979.

Deborah H. Vandergood
Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 15, 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
Robert Hynds et ux (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	
5212 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	98-2 1/K
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 Robert Hynds and wife, Judi Ann Hynds

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

Said Lot No. 28 fronts 87.99 feet on the northerly margin of Roxborough Drive, and runs back 360.70 feet on the westerly line and 331.0 feet on the easterly line, to a line in the rear, measuring 77.76 feet thereon.

Being part of 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 unimproved ( ) improved (XX) property, known as 5212 Roxborough Drive (House Number) (Street) Hermitage, Tennessee 37076 (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 22nd day of October, 1979

RANDALL PHILLIPS BUILDERS, INC.

BY: [signature]

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. Wanderpool, a Notary Public within and for the State and County aforesaid, personally appeared Lunsford M. Hollins, Jr. ~~and~~ _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the Vice President ~~and~~ _____ respectively of the RANDALL PHILLIPS BUILDERS, INC. the within named bargainor, a corporation, and that (he) ~~(she)~~ as such Vice President ~~and~~ _____, 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~~ ~~such~~.

Witness my hand and official seal at office at Nashville, Tennessee on this the 22nd day of October, 19 79

My commission expires My Commission Expires MARCH 16, 1982

Deborah A. Wanderpool
Notary Public

$60,700.00 512122-1

WARRANTY DEED

FROM Randall Phillips Builders, Inc.

TO Robert Hynds and wife, Judi Ann Hynds

F. 59684

IDENTIF. REFERENCE

OCT 25 3 20 PM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1150 10/25 16[illegible] - CHECK

SAS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

~~OR BOOK~~ PAGE 759

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
			60700.00- CO	
			137.02 CO TX	
			.00 PRFEL	
			6.00 MORGD	
			CHECK 164.32-	
1150A	10/25/79	BSL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 59684

IDENTIF. REFERENCE

OCT 25 3 20 PM '79

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 721169