9461 . 01/28/80 144.04- CHECK

BOOK 5559 PAGE 944

STATE OF TENNESSEE }
COUNTY OF }

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

$52,900.00 John L. Potts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 80.

Notary Public

MY COMMISSION EXPIRES 10-18-81

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. 1161 MURFREESBORO RD. SUITE 248 NASHVILLE, TN. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John L. Potts (NAME)	Guaranty Mortgage Co. (NAME)	98-1
5112 Lana Renee Ct. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	96
Hermitage, TN 37076 (CITY) (STATE) (P. O ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	4D 51345

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 John L. Potts and wife, Mary Glynn Potts

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 No. 61 on the Plan of Roxborough Subdivision as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 61 fronts 71.5 feet on the northerly margin of Lana Renee Court and extends back 242.84 feet on the northeasterly line and 242.71 feet on the southwesterly line to a broken line in the rear measuring 105.72 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee for Hamilton Mortgage Company of record in Book 5239, page 614 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This is improved (XX) unimproved ( ) property known as 5112 Lana Renee Court, Hermitage, TN 37076
(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 22nd day of January, 19 80

RANDALL PHILLIPS BUILDERS, INC.

Lunsford M. Hollins, Jr.

Lunsford M. Hollins, Jr.

STATE OF TENNESSEE }

BOOK 5559 PAGE 945

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 }
COUNTY OF DAVIDSON

Before me, the undersigned, 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) acknowledged (himself) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, a corporation, and that (he) 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 _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 22nd day of January, 19 80.

My commission expires 10-18-81

_____
Notary Public

WARRANTY DEED

FROM

TO

F 73955

IDENTIF. REFERENCE

JAN 28 9 44 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
1161 MURFREESBORO ROAD, SUITE 246
NASHVILLE, TENNESSEE 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			52900.00- CO	
			137.54 CO TX	
			.50 PRFEE	
			6.00 NDEED	
			CHECK	144.04-
946	A01/26/60		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73955

JAN 23 9 44 AM '60

No. 738899