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

BOOK 5565 PAGE 812

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Stevens and wife, Effie V. Stevens	Third National Mortgage Company	150-46
(NAME) 3133 Country Meadows Drive	(NAME) P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee 37013	(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 James D. Stevens and wife, Effie V. Stevens 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 James D. Stevens and wife, Effie V. Stevens *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 158 on the Plan of The Country, Section 4-A, as of record in Book 5200, pages 138 and 139, Register's Office for Davidson County, Tennessee. Said Lot No. 158 fronts 95.05 feet on the easterly side of Country Meadow Road and extends back 200 feet on the northerly line and 218.25 feet on the southerly line to a dead line measuring 35 feet thereon.

Being part of the same 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. Philhall Corporation having since conveyed its one-half interest in said property to Randall Phillips Builders, Inc. by deed of record in Book 5435, page 451, said Register's Office.

This conveyance is subject to the plan of record in Book 5200, pages 138 and 139, said Register's Office, which shows an Owner's Certificate, 20-foot minimum building setback line from Country Meadow Road, 5-foot easement for public utility and drainage purposes and an easement for public utilities and drainage across the rear line of said lot being 30 feet in width along the north line widening to 60 feet along the southerly line; and restrictive covenants of record in Book 5404, page 770, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 61,900.00

Subscribed and sworn to before me, this the 11th day of February, 19 80

Affiant

My commission expires: 8-12-81
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3133 Country Meadows 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.

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 11th *day of* January, 19 80, *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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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, Doris E. Moran, *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

Witness my hand and seal, at office in Nashville, Tennessee *this* 11th *day of* February, *19*80

Doris E Moran *Notary Public*

Commission expires 8-12-81

2432 02/13 167.44- CHECK

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

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO

James D. Stevens and wife,
Effie V. Stevens

F 76283

IDENTIF. REFERENCE

FEB 13 9 21 AM '80

FELIX Z. [illegible] 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 BOOK 5565 PAGE 814

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

61900.00- CO
160.94 CO TX
.50 PRFEE
6.00 WDEED
CHECK 167.44-
2432A02/13/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76283

IDENTIF. REFERENCE

FEB 13 9 21 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 741756