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

BOOK 5590 PAGE 111

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Nelson Aldrich and wife, Nancy Hiegel Aldrich	Third National Mortgage Company	150-46 part of
(NAME)	(NAME)	
3225 Country Meadow Road	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	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 Nelson Aldrich and wife, Nancy Hiegel Aldrich 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 Nelson Aldrich and wife,
Nancy Hiegel Aldrich

certain real estate in Davidson County, Tennessee, as follows: *the Grantees herein, their (successors), heirs and assigns,*

Being Lot No. 149 on the Plan of The Country, Section 4-A, as of record in Book 5200, pages 138 and 139, Register's Office of Davidson County, Tennessee. Said Lot No. 149 fronts 80 feet on the easterly side of Country Meadow Road and extends back between parallel lines 125 feet to a dead line.

Being part of the same property conveyed to Philhall Corp. 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 Corp. 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 a 10-foot easement for public utility and drainage purposes, a utility anchor easement, a 20-foot minimum building setback line from Country Meadow Road, and conditions of Owner's Certificate, as shown on the plan in Book 5200, pages 138 and 139, Register's Office for said County; 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 $ 59,500.00

Subscribed and sworn to before me, this the 10th day of April, 19 80

Affiant James Nelson Aldrich

My commission expires 5-12-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3225 Country Meadow Road, 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 10th *day of* April *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.

Lunsford M. Hollins Jr.

By: Lunsford M. Hollins, Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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 *, 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 10th *day of* April *, 19*80

Doris E. Moran *Notary Public*

Commission expires 8-12-81

CHICAGO TITLE INS. CO. #238/24

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

James Nelson Aldrich and wife,
Nancy Hiegel Aldrich

F 84797

IDENTIFICATION REFERENCE

APR 14 9 21 AM '80

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 _____

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

55500.00- CO
154.70 CO TX
.50 PRFEE
6.00 MDEED
CHECK 161.20-
3147A04/14/80 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 84797

IDENTIFICATION REFERENCE

APR 14 9 21 AM '80

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

No. 752066