WARRANTY DEED

BOOK 5603 PAGE 518

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,900

J. M. Grissim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 1980

Bettie Jane Winston
Notary Public

MY COMMISSION EXPIRES: October 17, 1983
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. M. Grissim, 1400 American Trust Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
David J. Kozma, et ux (NAME)	SAME (NAME)	150-14-46
3209 Country Meadows Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	(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 DAVID J. KOZMA and wife, ELIZABETH M. KOZMA

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:

Lot 153 of the Country, Section Four-A, of record in Plat Book 5200, pages 138 and 139, Register's Office for said County.

Said Lot 153 fronts 73.05 feet on the Southerly margin of Country Meadow Road and extends back 137.89 feet on the Easterly margin and 163.6 feet on the Westerly margin to a line on the rear on which it measures 110.73 feet.

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 it one-half interest in said property to Randall Phillips Builders, Inc. by deed of record in Book 5435, page 451, said Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3209 Country Meadows Road, Nashville, TN. 37013
(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 our hands this 19th day of May, 1980

RANDALL PHILLIPS BUILDERS, INC.

BY: Lunsford M. Hollins Jr
Lunsford M. Hollins, Jr. Vice President

BOOK 5603 PAGE 519

STATE OF _____
COUNTY OF _____

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 _____, this _____ day of _____, 19____

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

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 / ~~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 / ~~they~~} {as such Vice President / ~~and _____~~}, being authorized so to do, executed the foregoing instrument for the purpose 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, Tennessee on this the 19th day of May, 19 80

My commission expires October 17, 1982

Bettie Jane Winston
Notary Public

F 89959

IDENTIF. REFERENCE

MAY 19 1 54 PM '80

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

CHECK 1984.84 05/19

WARRANTY DEED

FROM
RANDALL PHILLIPS BUILDERS, INC.

TO
DAVID J. KOZMA and wife,
ELIZABETH M. KOZMA

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5603 PAGE 520

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
			609000.00- CO	
	VD		609000.00 CO	
			60900.00- CO	
			156.34 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	164.84-
9763A05/19/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 89959

IDENTIFICATION REFERENCE

MAY 19 1 54 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 758425