#620009-1

5502 07/08 143.52- CHECK

WARRANTY DEED

BOOK 5767 PAGE 264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,750.00

Dwane Marden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 1981.

Deborah A. Henderson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWANE O. MARDEN (NAME)	FIDELITY FEDERAL SAVINGS & LOAN ASSOC (NAME)	86-3
1001 Lot #13 Carriage Way Court (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	Par 3.11
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 DWANE O. MARDEN AND WIFE, VICKI L. MARDEN

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. 13 ON THE PLAN OF JACKSON'S RETREAT SUBDIVISION, PHASE 1, SECTION 2, AS OF RECORD IN BOOK 5200, PAGE 334, SAID REGISTER'S OFFICE.

SAID LOT NO. 13 FRONTS 65.0 FEET ON THE SOUTHERLY SIDE OF OLD LEBANON DIRT ROAD AND FRONTS 70.0 FEET ON THE EASTERLY MARGIN OF CARRIAGE WAY COURT SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET AND RUNS BACK 95.0 FEET ON THE EASTERLY LINE AND 90.0 FEET ON THE SOUTHERLY LINE TO A POINT OF INTERSECTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO RANDALL PHILLIPS BUILDERS, INC., BY DEED FROM FIRST AMERICAN NATIONAL BANK OF NASHVILLE OF RECORD IN BOOK 5584, PAGE 274, SAID REGISTER'S OFFICE.

G 4.9 7.22

T IDENTIF. REFERENCE

Jul 8 11 17 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 1001 Carriage Way Court Hermitage, Tennessee 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 30th day of JUNE, 19 81

Lunsford M. Hollins Jr.

LUNSFORD M. HOLLINS, JR. VICE PRESIDENT

BOOK 5767 PAGE 265

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} 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 purpose therein contained by signing the name of the corporation by the said LUNSFORD M. HOLLINS, JR. as such VICE PRESIDENT and as such _____

WITNESS my hand and official seal at office at NASHVILLE, TENNESSEE on this the 30th day of JUNE, 19 81

Deborah A Vandergriff
Notary Public

My commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENN.

$52,750.00 #620009-1

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

DWANE O. MARDEN ET UX

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 _____

FOR _____

BOOK 5767 PAGE 266

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
			52750.00- CO	
			137.02 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	143.52-
5502A07/08/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.9 7.2.2

T
IDENTIF. REFERENCE

JUL 8 11 17 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 831459