430340-4

BOOK 5920 PAGE 143

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,350.00

James R. Alford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd. DAY OF August, 1982.

Notary Public

MY COMMISSION EXPIRES: ~~My Commission Expires~~ JANUARY 22, 1984
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
213 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Richard Alford (NAME)	Fidelity Federal Savings & Loan Assn (NAME)	Part of Map 86-
304 Retreat Court,East (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 93, 270
Hermitage, Tenn, 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	269

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 JAMES RICHARD ALFORD AND WIFE, LYNN MITCHELL ALFORD

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. 34 on the Plan of Jackson's Retreat Subdivision, Phase 1, Section 2, as of record in Book 5200, page 334 and 335, said Register's Office.

Said Lot No. 34 fronts 30.91 feet on the easterly side of Retreat Court East and runs back 205.0 feet on the northerly line and a total of 180.44 feet on the southerly line which is a broken line to a line in the rear which is a broken line measuring 93.69 feet thereon.

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, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 304 Jackson's Retreat Court East, 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 3rd. day of August, 19 82

RANDALL PHILLIPS BUILDERS, INC.

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

OFFICIAL RECEIPT
FELIX Z. WILSON II

STATE OF TENNESSEE }
Davidson County }

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_______dayof________________19____.

Commission expires________________ ____________________
Notary Public

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.,
andXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Vice President
andXXXXXXXXXXXXXXXXXXXXXXXXXXXrespectively of the Randall Phillips Builders, Inc.
the within named bargainor, a corporation, and that (he) (they) as such Vice President
andXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, 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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
as suchXXXXXXXXXXXXXXXXXXXXXXXXXXX

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd.
day of August, 19 82

My commission expires My Commission Expires JANUARY 22, 1984

[signature]
Notary Public

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

James Richard Alford and wife,

Lynn Mitchell Alford

H 0 2 6 8 8

IDENTIF. REFERENCE

AUG 4 2 51 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

08/04 138.00 CHECK

1555

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5920 PAGE 145

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
			48350.00- CO	
			125.58- CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	132.08-
1656408/04/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 6 8 8

IDENTIF. REFERENCE

AUG 4 2 51 PM '82

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 895069