OFFICIAL RECEIPT

550066-8

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,750.00

Arthur John Seely
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 19 84.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur John Seely (NAME) | Fidelity Federal Savings and Loan (NAME) | 150-11-97 |
| 3445 New Towne Rd. (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | |
| Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | 2D-70334 |

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 ARTHUR JOHN SEELY, UNMARRIED

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. 228, on the Plan of Towne Village of The Country, Section 3, of record in Book 5200, pages 268 and 269 Register's Office for said County.

Said Lot No. 228 fronts 45.66 feet on the northerly side of New Towne Road, and fronts 95 feet on the westerly side ofSouth Towne Court, said frontages being joined by a curve having a distance of 39.27 feet, and runs back 120 feet on the west line and 70.66 feet on the north line to a point of intersection.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Philhall Corp., of record in Book 5250, page 797, said Register's Office.

105823

IDENTIF. REFERENCE

MAR 1 9 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (X) unimproved ( ) property, known as 3445 New Towne Rd. Antioch, 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 my hand this 29th day of February, 19 84

Randall Phillips Builders, Inc.

By: [signature] V.P. President

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

03/01 177.32 CHECK

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6239 PAGE 977

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 _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Judy Anderson, a Notary Public within and for the State and County aforesaid, personally appeared Timothy J. Ferguson 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 ) as such Vice-President and _____ (~~they~~), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Timothy J. Ferguson as such Vice-President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tn. on this the 29th day of February, 19 84.

My commission expires My Commission Expires MAR. 18, 1987

Judy Anderson
Notary Public

WARRANTY DEED

FROM
Randall Phillips Builders, Inc.

TO
Arthur John Seely

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 6239 PAGE 978

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

66750.00- CMT.
170.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 177.32-
6514A03/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I05823

T. IDENTIF. REFERENCE

MAR 1 9 16 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16613