WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100----------DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated Dec. 8, 1951, executed by John A. Swartout and wife, payable to Guaranty Mortgage Company of Nashville, for the original sum of $10,000.00, with interest at 4½ per annum, both principal and interest payable $52.80 monthly, beginning January 1, 1952, balance Dec. 1, 1976, and secured by Deed of Trust of record in Book 2064, page 69, Register's Office for Davidson County, Tennessee, said debt having since been assigned to Worcester Federal Savings and Loan Association, by an instrument of record in Book 2227, page 199, said Register's Office,

We, Paul C. Wade and wife, Inez Wade,

have bargained and sold, and by these presents do transfer and convey unto the said George N. Phillips and wife, Helen Florence Phillips their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 177 on the Map of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for said County.
Said Lot No. 177 fronts 80 feet on the northside of Maplecrest Drive and runs back between lines 171.7 feet on the east line and 187.7 feet on the west line, to a dead line in the rear, measuring 94 feet thereon.
Being the same property conveyed to Paul C. Wade and wife, Inez Wade, by deed from John A. Swartout and wife, as of record in Book 2247, page 161, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George N. Phillips and wife, Helen Florence Phillips their heirs and assigns, forever.

And we do covenant with the said George N. Phillips and wife, Helen Florence Phillips 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, except as herein above set out and by 1956 taxes, which the grantees herein assume and agree to pay.
And we, the grantors, 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 herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of September, 19 56.

Paul C. Wade
Paul C. Wade

Inez Wade
Inez Wade

STATE OF Alabama
County of Madison

Personally appeared before me [illegible] Eagle, a Notary Public in and for said County and State, the within named Paul C. Wade and wife, Inez Wade

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Huntsville, Alabama, this 13 day of September, 1956.

My Commission expires: MY COMMISSION EXPIRES MARCH 30, 1958

[illegible]
Notary Public