ail Tax Statements to First Federal Savings
236 4th Ave. No, Nashville, Tenn., 37219

Map 81-
Par. 284

m.o.

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1003 — BOOK 3833 PAGE 792 — Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a joint tenancy so that the survivor will take fee simple title to the land described herein, I, Fletcher P. Phillips, Jr., unmarried

have bargained and sold, and by these presents do hereby transfer and convey unto John J. Archer, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of D. T. McGavock's Subdivision or 2nd Addition to Nashville, as of record in Book 21, page 64, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the westerly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines, 161 feet more or less to an alley.

Being the same property conveyed to Fletcher P. Phillips, Jr., by deed from Wilda Vaughan and husband, as of record in Book 2084, page 338, said Register's Office.

This is improved property and is located at

Mr. Fletcher P. Phillips, Jr. et al
1805 4th Ave. No., Nashville, Tenn.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said John J. Archer, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~, I, Fletcher P. Phillips, Jr. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John J. Archer, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said John J. Archer, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Fletcher P. Phillips, Jr., Fletcher P. Phillips, Sr., and Elizabeth Phillips as joint tenants, the survivor to be vested with fee simple title, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging as aforesaid to the said Fletcher P. Phillips, Jr., Fletcher P. Phillips, Sr. and Elizabeth Phillips, heirs and assigns, forever.

And I do covenant with the said Fletcher P. Phillips, Jr., Fletcher P. Phillips, Sr. and Elizabeth Phillips, that I John J. Archer am lawfully seized and possessed of said land and have a good right to convey it.

And I, John J. Archer, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Fletcher P. Phillips, Jr., Fletcher P. Phillips, Sr. and Elizabeth Phillips, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 13th day of ~~September~~ November, 1964.

Fletcher P. Phillips, Jr.
Fletcher P. Phillips, Jr.

John J. Archer
John J. Archer, Trustee.

TENNESSEE TITLE COMPANY

TENNESSEE TITLE COMPANY

BOOK 3833 PAGE 793

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, the within named, Fletcher P. Phillips, Jr., the Bargainors, 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 Nashville, Tennessee, this 13th day of ~~September~~ November, 19 64

..... Notary Public.

My commission expires: .....

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, the within named John J. Archer, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of ~~September~~ NOVEMBER, 19 64

..... Notary Public.

My commission expires: .....

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

TENNESSEE TITLE COMPANY

SEND MAIL TO - Mrs. Elizabeth Phillips, 1805 4th Ave. No., Nashville, Tenn.

Deed

From: FLETCHER P. PHILLIPS, JR.
to: JOHN J. ARCHER, Trustee.
AND
From: JOHN J. ARCHER, Trustee.
to: FLETCHER P. PHILLIPS, JR., FLETCHER P. PHILLIPS, SR. & ELIZABETH PHILLIPS, as joint tenants

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

DOCUMENTARY 55 55

58963

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 16 2 44 PM '64

NOTE BOOK 110 PAGE 437
RECORDING FEE $ 2.25
DEP. REG. .25

STATE TAX $ 27.50
PROBATE
TOTAL $ 27.50

NOV 16 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID NOV 16 1964