BOOK 3858 PAGE 700

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas N. Phillips (NAME:)	Thomas N. Phillips (NAME:)	3D-54115
2528 Stones River Court (STREET ADDRESS OR ROUTE NUMBER)	2528 Stones River Court (STREET ADDRESS)	map 74-13
Nashville 14, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville 14, Tennessee (CITY) (ZONE) (STATE)	par 5 ew

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid by Thomas N. Phillips and wife, Vera K. Phillips and Betty P. Selph, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INC., a Tennessee corporation, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Thomas N. Phillips and wife, Vera K. Phillips and Betty P. Selph, 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. 7 on the Plan of Two Rivers, as of record in Book 3600, page 65, Register's Office for said County.
Said lot No. 7 fronts 41.45 feet on the easterly side of Stones River Court and extends back 180.2 feet, more or less, on the northerly line and 335.9 feet, more or less, on the southerly line to the Cumberland River, measuring 310 feet, more or less, thereon.
Being part of the real property conveyed to Gregory Homes, Inc., by deed from C. J. Sain and wife, of record in book 3810, page 752, said Register's Office.

This conveyance is made subject to a perpetual easement and right to flood premises, or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in Deed of Flowage Easement from E. P. Radabaugh and wife, Cliffadeare Radabaugh, to United States of America, of record in book 2240, page 613, said Register's Office; 50-foot easement for public utilities and drainage across premises as shown on plan of record in book 3600, page 65, and set out in instrument of record in book 3795, page 799, said Register's Office; 40-foot building setback line from Stones River Court, and conditions of owners certificate, as shown on plan of record in book 3600, page 65, said Register's Office; and to restrictive covenants as set out in instrument of record in book 3793, page 125, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas N. Phillips and wife, Vera K. Phillips and Betty P. Selph, their *heirs and assigns, forever.*

And Grantor does ~~xx~~ *covenant with the said* Thomas N. Phillips and wife, Vera K. Phillips, and Betty P. Selph *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Grantor does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Thomas N. Phillips and wife, Vera K. Phillips and Betty P. Selph, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 7th *day of* January, *19* 65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GREGORY HOMES, INC.

By Earl B. Gregory

Secretary & Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

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
COUNTY OF DAVIDSON

Before me, Alice McMahon *, a Notary Public of the State and County aforesaid, personally appeared* Fred B. Gregory *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Secretary & Treasurer *of the* Gregory Homes, Inc. *, the within named bargainor, a corporation, and that* he *as such* Secretary & Treasurer *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Secretary & Treasurer

Witness my hand and seal, at office in Nashville, Tennessee *this* 11th *day of* January *, 19* 65

Alice McMahon
Notary Public

NOTARY PUBLIC
Commission Expires April 25, 1966

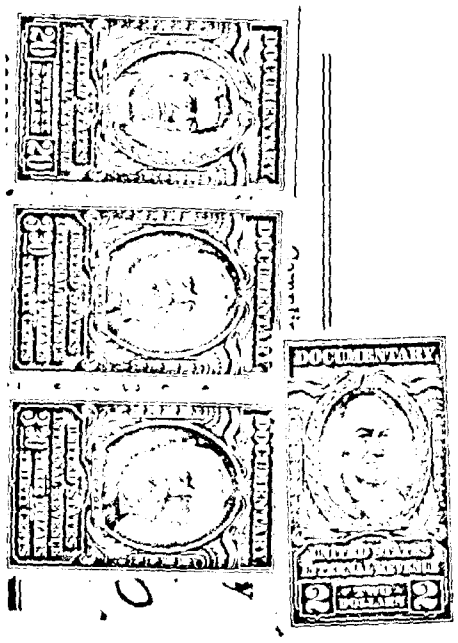
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STATE TAX $ 22.43
PROBATE .50
TOTAL $ 22.93

FEB 9 1965

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

PAID FEB 9 - 1965
CT



68204

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 9 10 25 AM '65

NOTE [illegible] AGE
RECORDING [illegible] 2.00
DEP. REG. 2

Return to Guar. Title
$25,962.00
G-181967

WARRANTY DEED

FROM

Gregory Homes, Inc.

TO

Thomas M. Phillips et al.