This instrument was prepared by: EARL THOMPSON, ATTORNEY
415 Nashville Bank & Tr. Bldg., City.

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Phillips, et ux	E. R. Phillips, et ux	10D52585
(NAME:) 3102 Ambrose Avenue	(NAME:) 3102 Ambrose Avenue	Map 27-13
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 7
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and----------00/100
($10.00)----------*DOLLARS*

cash in hand paid by the grantees herein, E. R. Phillips and wife, Louise T. Phillips, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

I, Gladys Phillips, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said E. R. Phillips and wife, Louise T. Phillips, my undivided interest in the lot hereinafter described, *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. 36 on the Plan of Mansker Meadows Subdivision, Section II, of record in Book 2663, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 36, as shown in said plan, fronts 100 feet on the southeasterly side of Mansker Drive, and runs back on the northeasterly line 1403.5 feet with the line of Lot No. 35, and 1033.1 feet on the southwesterly line, to a dead line in the rear, on which it measures 580 feet.

Being part of the property conveyed to E. R. Phillips, by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, as to a one-half interest; and the other one-half interest is in Gladys Phillips, by deed from Mary Phillips Thompson, as of record in Book 2635, page 83; said Register's Office; and as surviving widow of Charles Phillips, deceased.

This conveyance is made subject to public utilities easements, etc., as appear of record.

unimproved (X)
This is improved ( ) property, known as Lot 36, Mansker Drive, Madison, Tennessee
(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 E. R. Phillips and wife, Louise T. Phillips, their *heirs and assigns, forever.*

And I *do covenant with the said* E. R. Phillips and wife, Louise T. Phillips, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Gladys Phillips, a widow, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. R. Phillips and wife, Louise T. Phillips, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 10th *day of* July, *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.*

Gladys Phillips

Gladys Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Gladys Phillips, a widow,

.....

.....

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 Nashville, Tennessee, this 20th day of July, 19 65.

Lunsford M. Hollingsworth, Notary Public.

Commission Expires Jan. 30, 1968.

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, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

500 C

WARRANTY DEED

FROM

GLADYS PHILLIPS, A WIDOW

TO

E. R. PHILLIPS, ET UX

~~Mrs~~ Randall Phillips
3102 Ambrose Ave Nash

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 26 10 36 AM 1965

RECORDING FEE 1.25

DEP. REG.

STATE TAX $ 7.50
PROBATE 1.25
TOTAL $

JUL 26 1965

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

PAID JUL 26 1965

Compliments of

Guaranty Title Company

A Division of

Title Insurance Company

rican Trust Building

. Cor. Third & Union

VILLE, TENNESSEE

9 U 2 7 5

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