TENNESSEE TITLE COMPANY

BOOK 3219 PAGE 817

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBER
Paul Wendell Phillips and wife, Mary Ann Phillips (NAME)	Guaranty Mortgage Company (NAME)	Map 142, Par 36
Harpeth Parkway East (STREET ADDRESS OR ROUTE NUMBER)	310 Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This Instrument prepared by HENRY HUDSON 1301 Murfreesboro Road, Nashville, Tennessee

For and in consideration of the sum of Twenty Four Thousand and no/100 ($24,000.00) DOLLARS cash in hand paid by PAUL WENDELL PHILLIPS AND WIFE, MARY ANN PHILLIPS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, HUDSON AND DRIVER CONSTRUCTION COMPANY, INC.

hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said 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. 116 on the Plan of Harpeth Valley Park, Section 1, as of record in book 3600, pages 93 and 94, R.O.D.C. Tennessee.

Said Lot is described as follows: Beginning at a point in the easterly margin of Harpeth Parkway East at the common dividing line between lots 116 and 117 on said plan; thence easterly along said dividing line 134.1 feet to a concrete marker; thence northerly 135 feet to a point in the southerly margin of said Harpeth Bend Drive 120.1 feet to the beginning of a curve; thence around said curve a distance of 39.06 feet to a point; thence southerly along the easterly margin of Harpeth Parkway East 144.7 feet to the point of beginning.

Being part of the same property conveyed to Hudson and Driver Construction Co., Inc., by deed from Warner Park Estates Company, of record in Book 3677, page 404, R.O.D.C. Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1965 taxes have been prorated and are hereby assumed by purchasers.

This is improved ( ) unimproved (X) property, known as Harpeth Parkway East, Nashville, Tennessee (House Number) (Street) (P. O. Address) (City or Town) (Postal Zone)

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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 2nd day of August, 1965.

HUDSON AND DRIVER CONSTRUCTION COMPANY, INC.

Attest:

By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, Rachael H. McMeen, a Notary Public within and for the State and County aforesaid, personally appeared Henry Hudson, with whom I am personally acquainted and who upon (this oath) acknowledged (himself) to be the President of the Hudson and Driver Construction Co., Inc., the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Henry Hudson as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2nd day of August, 1965.

My commission expires April 26, 1966

Rachael H. McMeen
Notary Public

STATE TAX $ 36.00
PROBATE 50
TOTAL $ 36.50

AUG 5 1965
R. E. WORRALL
COUNTY COURT CLERK
PAID AUG 5 - 1965

TENNESSEE TITLE COMPANY

91742

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 5 11 22 AM '65

NOTED BOOK 112 PAGE 182
RECORDING FEE $ 2.00
DEP. REG. W

REVENUE STAMPS HERE

REGISTER STAMP BELOW

Corporate Warranty Deed

FROM

Hudson & Driver Const. Co. Inc.

TO

Paul Wendell Phillips and wife, Mary Ann Phillips

Published by TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION