WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Ralph Phipps et ux. (NAME:)	Charles Ralph Phipps (NAME:)	11D-41735
108 Port Drive (STREET ADDRESS OR ROUTE NUMBER)	108 Port Drive (STREET ADDRESS)	Map 42-10 Par. 14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

----------*DOLLARS*

cash in hand paid by Charles Ralph Phipps and wife, Juanita Joyce Phipps, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Thomas G. Meacham and wife, Ruby C. Meacham,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Ralph Phipps and wife, Juanita Joyce Phipps, 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. 34 on the Plan of Sherry Heights, Section II, of record in book 2331, page 69, Register's Office for said County.
Said Lot No. 34 fronts 95.8 feet on the westerly side of Port Drive and runs back between lines 442.4 feet on the northerly line and 402.5 feet along a broken southerly line to a dead line in the rear on which it measures 112 feet.
Being the same real property conveyed to Thomas G. Meacham and wife, Ruby C. Meacham, by deed from Charles W. Harrison and wife, of record in book 3927, page 77, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the easterly part of the southerly line and along the westerly line of premises, anchor easement at the southeast corner of premises, 40-foot building setback line from Port Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 69, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2449, page 374, said Register's Office.

This Instrument Was Prepared By
Derian W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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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 Charles Ralph Phipps and wife, Juanita Joyce Phipps, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* Charles Ralph Phipps and wife, Juanita Joyce Phipps *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 taxes for 1965 which are prorated and assumed by the grantees.

And we

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Charles Ralph Phipps and wife, Juanita Joyce Phipps, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* August, *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.*

Thomas G. Meacham

Ruby C. Meacham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State, the within named* Thomas G. Meacham and wife, Ruby C. Meacham,

the bargainor, 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* 26 *day of* August, *19* 65

Alice M-Mahon, *Notary Public.*

Commission Expires April 25, 1966

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 .....

RELEASED OCT 1968

Value $14050.00

Return to
GUAR. TITLE

185483

WARRANTY DEED

FROM

Thomas G. Meacham et ux.

TO

Charles Ralph Phipps et ux.

STATE TAX $ 21.08
PROBATE .50
TOTAL $ 21.58

AUG 27 1965

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

PAID AUG 27 1965

95122

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 27 3 32 PM '65

MOTOR LOAN 112 PAGE 335
RECORDING FEE $ 2.00
DEP. REG. ____

Compliments of

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