WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN B. and EUPLE G. Phillips (NAME)	Murphree Mortgage Company (NAME)	MAP 96-9
2714 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	PAR 76
Nashville, Tennessee 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	3D MP

For and in Consideration of the sum of ($ 500.00) Five Hundred and no/100 - *DOLLARS*

Cash in hand paid by John B. and Euple G. Phillips, the receipt of which is hereby acknowledged, and their assumption of the balance due on the mortgage payable to Murphree Mortgage Company, as recorded in Trust Deed Book 3735, Page 248, Register's office for said County,

We, Willard M. Cummings and wife, Carolyn J. Cummings,

have bargained and sold, and by these presents do transfer and convey unto the said John B. Phillips and wife, Euple G. Phillips, 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. 29 on the Map of Martinwood Heights, as of record in Book 2133, Page 63, Register's Office for said County.

Said Lot No. 29 fronts 81 feet on the north side of Lakeland Drive and runs back between parallel lines, 218.6 feet on the east line and 217.3 feet on the west line, to a dead line in the rear on which it measures 81.1 feet.

Being the same property conveyed to Willard M. Cummings and wife, Carolyn J. Cummings, by deed from Theodore H. Darden, Jr. and wife, Grace K. Darden, of record in Book 3706, page 203, Register's Office for said County.

This is unimproved ( ) / improved (X) property, known as 2714 Lakeland Drive (House Number) (Street) Nashville, Tennessee (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 John B. Phillips and wife, Euple G. Phillips, their *heirs and assigns, forever.*

And we *do covenant with the said* John B. Phillips and wife, Euple G. Phillips *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.*

And we, Willard M. Cummings and wife, Carolyn J. Cummings *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 B. Phillips and wife, Euple G. Phillips, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 4th *day of* December, *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.*

Willard M. Cummings

Carolyn J. Cummings

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Willard M. Cummings and wife, Carolyn J. Cummings

the within named bargainor S, 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 1st day of December, 19 65.

[illegible] Notary Public

My Commission Expires July 23, 1967

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.....

STATE TAX $ 18.75
PROBATE 50
TOTAL $ 19.25

DEC 6 1965

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

PAID DEC 6 - 1965

This instrument prepared by:
Willard M. Cummings, 801
Broadway, Nashville, Tennessee.

2631 Emery Dr.

WARRANTY DEED

FROM

WILLARD M. CUMMINGS, ET UX,
CAROLYN J. CUMMINGS

TO

JOHN B. PHILLIPS, ET UX,
EUPLE C. PHILLIPS

2631 Emery Dr.
Nashville, Tenn

09440

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 7 2 23 PM '65

NOTE BOOK 113 PAGE 134
RECORDING FEE 2.00
DEP. REG. .50

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE