WARRANTY DEED

BOOK 4080 PAGE 543

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dalton & Jean McNeese	Advance Mortgage Corp.	Map. 60-12
(NAME:)	(NAME:)	
235 Capital View Avenue	First National Bank Building	Par. 108
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tennessee	Detroit Michigan, 48226	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Three Hundred and No/100 - - - - - - - - - -

($300.00) - *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and the grantees, Dalton McNeese and wife, Jean Margaret McNeese, have assumed and agreed to pay the balance of a loan secured by Deed of Trust of record in Book 3257, page 67, Register's Office for Davidson County, Tennessee, to secure the holder of a promissory note, dated September 7, 1961, now in the principal balance of approximately $9100.00, payable according to the terms and conditions thereof.

We, Leo W. Phillips and wife, Betty B. Phillips

.....*have bargained and sold, and by these presents do transfer and convey unto*

the said Dalton McNeese and wife, Jean Margaret McNeese

their .....*heirs and assigns, a certain tract or parcel of*

land in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Lot No. 13 on the Final Plan of Joywood Heights, Section 3, not of record, and part of Jones Avenue, abandoned, lying and adjacent to and immediately east of said part of Lot No.13, described together according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated August 10, 1961 as follows:

Beginning at an iron pin on the northerly margin of Capitol View Avenue at the southwest corner of that part of Lot No. 14 on said unrecorded Plan conveyed to Lawrence M. Birrer and wife, by deed from Henry M. Moore and wife, of record in Book 2485, page 607, Register's Office for said county; thence with the line between said Lots No. 13 and 14, North 13° 20' East 150 feet to an iron pin; thence south 60° East 125 feet to an Iron pin on the westerly margin of Jones Avenue, as now located; thence with the westerly margin of said Avenue, around a slight curve having a radius of 325 feet in a southerly direction 111.5 feet to the beginning of a curve having a radius of 25 feet; thence around said curve in a southwesterly direction 49.74 feet to a point on the northerly margin of said Capitol View Avenue; thence with same, northwestwardly 95.2 feet to the beginning. Being the same property conveyed to Leo W. Phillips and wife Betty B.Phillips, by deed from J. T. Murphree and J. M. Hewitt, of record in Book 3280 page 31, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1373, page 98, said Register's Office.

Escrow account transferred to purchasers with assumption of 1966 taxes and insurance.

This is improved ( ) property, known as 235 (House Number) Capitol View Ave. (Street) P. O. Address: Nashville, Tennessee (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 Dalton McNeese and wife, Jean Margaret McNeese, their *heirs and assigns, forever.*

And they *do covenant with the said* Dalton McNeese and wife, Jean Margaret McNeese *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinbefore mentioned

And we, Leo W. Phillips and wife, Betty B. Phillips *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Dalton McNeese and wife, Jean Margaret McNeese, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 19th *day of* November, 19 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leo W. Phillips

Betty B. Phillips

[redacted]
STATE OF [redacted}
COUNTY OF [redacted]

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* [redacted]

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* he ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., Michigan [redacted], *this* ..... *day of* ....., *19* 66....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Morris Lavine, *a Notary Public in and for said County and State, the within named* Betty B. Phillips and Leo W. Phillips

.....

.....

*the 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* 19 *day of* November, *19* 66.

Morris Lavine, *Notary Public.*

Commission Expires May 24-1970

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.....

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WARRANTY DEED

FROM

LEO W. PHILLIPS AND WIFE

BETTY B. PHILLIPS

TO

DALTON McNEESE ET UX

52300

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

NOV 25 10 41 AM '66

RECORDING FEE $ 1.50

DEP. REG. _____

STATE TAX $ 14.10
PROBATE .50
TOTAL $ 14.60

NOV 25 1966

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

PAID NOV 25 1966

CT

Compliments of

Guaranty Title Company

Kansas City ...nce Company
Ame... ...lding
S. W ... Union
NASH... ...ESSEE

This Deed prepared by
Herman M. Hyder, Atty.
Baxter Building,
Nashville, Tennessee