BOOK 4107 PAGE 368

This instrument was prepared by
Richard E. Rudesill, Attorney-at-Law
Life & Casualty Tower
Nashville, Tennessee 37219

WARRANTY DEED — **ATTORNEYS TITLE COMPANY**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray A. Taylor and wife,	Carolyn H. Taylor	DA 55812
(NAME:) 5715 Knob Road	Fidelity Federal Savings & Loan 401 Union Street	Map 103.5
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 35

For and in Consideration of the sum of Ten ($10.00) **DOLLARS**

and other good Kand valuable considerations, from Ray A. Taylor and wife, Carolyn H. Taylor, the receipt of which is acknowledged, we, John S. Phipps and wife, Martha M. Phipps

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Ray A. Taylor and wife, Carolyn H. Taylor

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. 74 on the plan of Hillwood Park, as of record in Book 3300, page 28, more particularly described as follows:

Said Lot number 74 fronts on the south margin of Knob Road, beginning at a point where lot number 75 intersects Knob Road, thus easterly along the south margin of Knob Road 172.36 feet to a point where said Lot #74 intersects lot No. 73; thence southerly 241.9 feet along a line dividing said lots 74 and 73; thence in a westerly direction 158.0 feet along a line to a point where lots 74 and 75 intersect; thence in a northerly direction along a line dividing said lots 74 and 75, 243.5 feet to the point of beginning.

Being the same property conveyed to John S. Phipps by deed from C. C. Adams, Successor Trustee, as of record in Book 3674, page 587, said Register's Office.

This is (unimproved / improved (X)) property, known as 5715 (House Number) Knob Road (Street) Nashville, Tenn (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 John S. Phipps and wife, Martha M. Phipps _____ **heirs and assigns, forever.**

And we **do covenant with the said** Ray A. Taylor and wife, Carolyn H. Taylor _____ **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 **do further covenant and bind** ourselves & our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ray A. Taylor and wife, Carolyn H. Taylor **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness these **hand** s **this** 28TH **day of** February, **19**67

Martha M. Phipps

John S. Phipps

STATE OF TENNESSEE
Davidson County

BOOK 4107 PAGE 369

Personally appeared before me, E. H. Medaugh, a Notary Public in and for said County and State, the within named John S. Phipps and wife, Martha M. Phipps

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 28 day of Feb 19 67

Commission expires May 12, 1969

E H Medaugh
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:___.

My commission expires _____

_____
Notary Public

S

$2,900.00 X-12339

WARRANTY DEED

FROM John S. Phipps and wife, Martha M. Phipps

TO Ray A. Taylor and wife, Carolyn H. Taylor

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

62526

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 2 2 58 PM '67

NOTED: BOOK 115 PAGE 849
RECORDING FEE $ 2.00
DEP. REG. 3

969005

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

PAID MAR 2 1967

MAR 2 1967

STATE TAX $ 4.50
PROBATE 50
TOTAL $ 4.50