This instrument prepared by: Earl Thompson, Atty., 415 Nashville Trust Building, Nashville, Tennessee.

WARRANTY DEED BOOK 4131 PAGE 981

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Phillips (NAME)	Randall Phillips (NAME)	Map. ~~#~~ 96-16
Same (STREET ADDRESS OR ROUTE NUMBER)	3102 Ambrose Ave. (STREET ADDRESS)	P/O Par. 11
(CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and 00/100 ($10.00)---------- *DOLLARS* and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

I, Gladys Phillips, a widow *have bargained and sold, and by these presents do transfer and convey unto the said* E. R. Phillips all of my undivided interest to and in the land hereinafter described, and his heirs *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land lying in the 10th Civil District of Davidson County, Tennessee, being a portion of a 106 more or less acre tract as of record in Book 2300, page 87, Register's Office Davidson County, Tennessee.

Beginning at an iron pin on the westerly margin of the proposed extension of Spring Branch Road, said point lying along a curve having a radius of 625.00 feet, 117.70 feet north of an existing concrete monument, said monument being the northeast corner of lot number 17 on the Plan of North Hill Estates as of record in Book 3842, page 77, Register's Office Davidson County, Tennessee; thence leaving said westerly margin north 63 degrees 25 minutes 33 seconds west 666.92 feet to an existing concrete monument, said monument further described as being in the rear of lot number 8 on the Plan of North Hill Estates as of record in Book 3300, page 18, Register's Office Davidson County, Tennessee; thence north 45 degrees 21 minutes east 2.00 feet to an iron pin in Bryant's northerly line; thence along D. B. Bryant's northerly line north 53 degrees 27 minutes 55 seconds west 145.30 feet to an iron pin; thence north 36 degrees 22 minutes east 128.60 feet to an iron pin; thence north 68 degrees 48 minutes 40 seconds east 321.09 feet to an iron pin; thence south 77 degrees 12 minutes east 200.00 feet to an iron pin; thence south 44 degrees 54 minutes 30 seconds east 465.00 feet to an iron pin in the westerly margin of the proposed extension of Spring Branch Road; thence along said margin south 45 degrees 05 minutes 30 seconds west 98.00 feet to a point at the beginning of a curve having a radius of 625.00; thence along said curve in a southerly direction 202.00 feet to the point of beginning. Said tract containing 6.62 more or less acres.

Being a part of the property that was conveyed to E. R. Phillips and Charles Phillips, by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, said Register's Office, and also a part of the property that was conveyed to Gladys Phillips by deed from Mary Phillips Thompson, of record in Book 2635, page 83, said Register's Office, Mary Phillips Thompson being the only heir at law of Charles Phillips, deceased.

It is the intent and purpose of this instrument to convey to E. R. Phillips all of my undivided interest to and in the land specifically described above to the end that he will be the sole owner of said 6.62 acres of land hereinbefore described.

This is { unimproved } { 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 E. R. Phillips and his ..... *heirs and assigns, forever.*

And I *do covenant with the said* E. R. Phillips ..... *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Gladys Phillips ..... *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. R. Phillips and his ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness mt *hand this* 16th *day of* May, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gladys Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nellie Taylor, a Notary Public in and for said County and State, the within named Gladys Phillips, a widow

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 19 67.

Nellie Taylor, Notary Public.

Commission Expires October 12, 1969

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 .....

13,246 12

WARRANTY DEED

FROM GLADYS PHILLIPS

TO E. R. PHILLIPS

71896

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 16 12 59 PM '67

NOTED: BOOK 116 PAGE 425
RECORDING FEE $ 2.00
DEP. REG. M

No Cash involved

Mail Randell Phillips 3102 Ambassador Ave

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

STATE TAX $ 1986
PROBATE .50
TOTAL $ 2036

MAY 16 1967

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

PAID MAY 16 1967
CT