WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack Phillips et ux (NAME)	Guaranty Mortgage Company (NAME)	Map 96-12
502 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Parcel 3
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 Jack Phillips and wife, Jane Phillips, hereinafter called the Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert S. Brannon and wife, Evelyn W. Brannon, hereinafter called the Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said Jack Phillips and wife, Jane Phillips, 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. 2 on the Plan of Hickory Bend, Section I, of record in Book 3300, Page 38, Register's Office for said County, described as follows:

Said Lot No. 2 fronts 78 feet on the southerly side of Stewarts Ferry Pike and runs back 150 feet on the easterly line and 112 feet on the westerly line to a dead line in the rear on which it measures 86.8 feet.

Being the same property conveyed to the Grantors herein by deed from Thena Cole Dorris as of record in Book 4036, Page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements and all limitations pertaining to the premises, and to Deed of Trust of record in Book 3737, Page 577, Register's Office for Davidson County, Tennessee, executed to secure the payment of a note dated April 14, 1964, in the original amount of $14,650.00, the unpaid balance of which the Grantees herein hereby agree to assume and pay as part of the consideration of this conveyance.

The Grantors herein also hereby transfers, sells and assigns to the Grantees herein all escrow funds monies, and credits on deposit with, or being held by, Guaranty Mortgage Company, its agents or assigns.



This is unimproved ( ) improved (X) property, known as 502 Stewarts Ferry Pike, Nashville, Tennessee
(House Number) (Street) 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our **hand** s **this** 3rd **day of** June, **1967**

Robert S. Brannon

Robert S. Brannon

Evelyn W. Brannon

Evelyn W. Brannon

This instrument prepared by Clarence O. Ingram, Attorney at Law, 2620 Old Lebanon Road, Nashville, Tennessee 37214

STATE OF TENNESSEE
Davidson County

BOOK 4137 PAGE 874

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert S. Brannon and wife, Evelyn W. Brannon

the bargainors, 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 3rd day of June 1967.

Commission expires July 21, 1969

Clarence O. Ingram
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM ROBERT S. BRANNON ET UX

TO JACK PHILLIPS ET UX

74218

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 5 1 19 PM '67

NOTED: BOOK 116 PAGE 531
RECORDING FEE $ 2.00
DEP. REG. C

Please mail to

Clarence O. Ingram
Attorney at Law
2620 Old Lebanon Road
Nashville, Tennessee 37214

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

PAID JUN 5 1967

STATE TAX $ 2.50
PROBATE
TOTAL $ 2.50