WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4153 PAGE 120

THIS INSTRUMENT WAS PREPARED BY:
EDWARD SEDDON, ATTORNEY
SUITE 808, 315 FOURTH AVE. NORTH
NASHVILLE, TENNESSEE 37202

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Phipps	Commerce Union Bank	3D-04542
(NAME:) 1512 Marwood Lane	(NAME:) 400 Union Street	Map 92-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	Par 31
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----Ten and no/100----- **DOLLARS**

and other good and valuable consideration, the receipt of which is hereby acknowledged,

RONNIE E. ELLIS AND WIFE, LOUISE W. ELLIS

_____ **have bargained and sold, and by these presents do transfer and convey unto the said**

CHARLES PHIPPS AND WIFE, BESSIE PHIPPS

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. 32 on the plan of Spence Circle Subdivision, Section II, of record in Book 1835, page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 60 feet on the northerly margin of Marwood Lane and runs back between lines measuring 200.45 feet on the westerly line, and 201.9 feet on the easterly line, to a dead line in the rear measuring 59.80 feet.

Being the same property conveyed to Ronnie E. Ellis and wife, Louise W. Ellis by deed from D. Carnell Shearon and wife, Emogene Shearon of record in Book 3837, page 476, Register's Office for Davidson County, Tennessee.

STATE TAX $ 14.18
PROBATE .50
TOTAL $ 14.68

JUL 19 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUL 19 1967

This is ( ) unimproved ( ) improved property, known as 1512 Marwood Lane (House Number) (Street) Nashville, Tennessee 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** 14th **day of** July, **19** 67

Ronnie E. Ellis
Ronnie E. Ellis

Louise W. Ellis
Louise W. Ellis

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, the within named Ronnie E. Ellis and wife, Louise W. Ellis

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 14th day of July 19 67

Commission expires May 6, 1969

Gail Pigg
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
RONNIE E. ELLIS ET UX

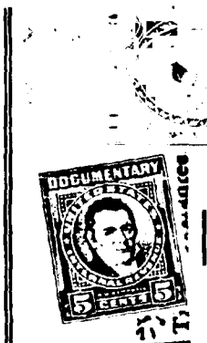
TO
CHARLES PHIPPS ET UX

80238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 19 10 26 AM '67

NOTED: BOOK 116 PAGE 804
RECORDING FEE $ 3.00
DEP. REG. N



EDWARD A. HOLLINGSWORTH
ATTORNEY AT LAW
SUITE 508-315 FOURTH AVE.
P. O. BOX 2988
NASHVILLE, TENNESSEE 37219