BOOK 4167 PAGE 798

WARRANTY DEED

This instrument was prepared by
STOCKELL, RUTHERFORD AND CROCKETT, Attys.
806 Nashville Bank and Trust Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James O. Alexander (NAME)	Same (NAME)	Map 93-11
714 Third Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 153
Nashville, Tenn. 37210 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten and NO/100 - ($10.00) - - - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by James O. Alexander, and other good and valuable consideration, the receipt and sufficiency of all of which is acknowledged, We,

KNOX PHILLIPS and wife, GLADYS PHILLIPS

have bargained and sold, and by these presents do transfer and convey unto the said James O. Alexander his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

"Being the south one-half of Lot No. 7 on the Map of William Campbell's Addition to South Nashville, as of record in Book "U", pages 682 and 683, Register's Office for Davidson County, Tennessee, as follows:

"Said part of said Lot fronts 30 feet on the westerly side of Second Avenue South and runs back between parallel lines 143' feet to an alley, and being the same property conveyed to Knox Phillips and wife, Gladys Phillips, by Bessie G. Brandt, of record in Book 1415, page 177, Register's Office for Davidson County, Tennessee."

This is improved (XXXXXXX) property, known as 711 Second Avenue, South - Nashville, Tenn. (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 James O. Alexander his *heirs and assigns, forever.*

And we *do covenant with the said* James O. Alexander *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* James O. Alexander his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 10th *day of* April, 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.*

STATE TAX $ 6.75
PROBATE $ .50
TOTAL $ 7.25

SEP 6 1967

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

PAID SEP 6 - 1967

Knox Phillips
Gladys Phillips

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, KNOX PHILLIPS and wife, GLADYS PHILLIPS .....

the within named 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 10th day of April, 19 67.

Commission expires 2-7-70 Nellie Gray Young Notary Public

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.....

Commission expires..... Notary Public

WARRANTY DEED

FROM

KNOX PHILLIPS, ET UX

TO

JAMES O. ALEXANDER

86829

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 6 9 13 AM '67

NOTE/BOOK 112 PAGE 252
RECORDING FEE $ 3.00
DEP. REG. .25

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE