This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Building, Nashville, Tennessee.

WARRANTY DEED

BOOK 4170 PAGE 299

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
ELMER L. PHILLIPS and wife (NAME:)	First & Mid-South Mortgage Co. (NAME:)	Map 142-B
7444 Stacy Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 36
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* cash in hand paid by ELMER L. PHILLIPS and wife, HELEN PITTS PHILLIPS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

ALVIN W. TERRELL & SON, INC., has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* ELMER L. PHILLIPS and wife, HELEN PITTS PHILLIPS, 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. 48 on the Map of Cross Timbers, Section II, as of record in Book 3700, page 92, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 86 feet along the northerly margin of Stacy Drive and runs back 150 feet between parallel lines to a line at the rear measuring 86 feet thereon.

BEING part of the same property conveyed to Alvin W. Terrell & Son, Inc., by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4127, page 498, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 4064, page 909, said Register's Office and the Plan of record in Book 3700, page 92, said Register's Office, shows an owner's certificate, a 40-foot minimum building setback line from Stacy Drive and a 25 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( ) This is improved ( ) property, known as 7444 (House Number) Stacy Drive (Street) P. O. Address: Nashville (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 ELMER L. PHILLIPS and wife, HELEN PITTS PHILLIPS, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Elmer L. Phillips and wife, Helen Pitts Phillips *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for current taxes and as noted above.

And Alvin W. Terrell & Son, Inc., does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Elmer L. Phillips and wife, Helen Pitts Phillips, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* September, *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.*

ALVIN W. TERRELL & SON, INC.

BY: B. W. Terrell
B. W. TERRELL, Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,..... a Notary Public in and for said County and State,.....

.....

.....

the within named 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.....Tennessee, 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 B. W. Terrell, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice-President of the Alvin W. Terrell & Son, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of September, 19 67.

Elyde P. Holland Notary Public

Commission expires 5-30-70

STATE TAX $ 7.55
PROBATE .50
TOTAL $ 7.62

SEP 13 1967

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

SEP 13 1961

87946

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 13 11 09 AM '67
NOTED: BOOK 117 PAGE 305
RECORDING FEE $ 3.00
DEP. REG. .....

WARRANTY DEED
FROM
TO

17,000.00

PANY

37201