BOOK 4216 PAGE 395

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Phillips	James E. Phillips	7DA-36560
(NAME:) 3505 Echo Hill Road	(NAME:) 3505 Echo Hill Road	Map 117-10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Pc. 2
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Forty-two Thousand Two Hundred Fifty and No/100 ($42,250.00) *Dollars,*

cash in hand paid by James E. Phillips and wife, Mary J. Phillips, the receipt of which is hereby acknowledged,

I, Howard O. Olson, a widower,

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Phillips and wife, Mary J. Phillips, their (SUCCESSOR), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being lot No. 10 of Block No. 6 on the Map of Woodmont Estates, as of record in book 974, page 29, Register's Office for said County.
Said lot No. 10 fronts 209 feet on the westerly side of Echo Hill Road and runs back between lines 310 feet on the northerly line and 307.5 feet on the southerly line to the easterly line of lot No. 5 on which it measures 230 feet.
Being the same real property conveyed to Howard O. Olson and wife, Vivienne B. Olson, by deed from Beatrice Irene Bryan, of record in book 1160, page 675, said Register's Office, the said Vivienne B. Olson having since died.

This conveyance is made subject to building setback line as shown on plan of record in book 974, page 29, Register's Office for Davidson County, Tennessee, and to easement and rights-of-way as set out in an instrument of record in book 1049, page 28, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,250.00

Subscribed and sworn to before me, this the 1st day of March, 19 68

James E. Phillips
Affiant

My commission expires: April 26, 1970 (Affix Seal)

Alice M. Mahon
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 3505 Echo Hill Road Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James E. Phillips and wife, Mary J. Phillips, their (SUCCESSOR), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1968 taxes which are prorated and assumed by grantees. I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* James E. Phillips and wife, Mary J. Phillips, their (SUCCESSOR), *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* first *day of* March, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard O Olson

This Instrument Was Prepared By
Quincy W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Alice McMahon, *a Notary Public in and for said County and State,* Howard O. Olson, a widower,

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

Witness my hand and official seal at Nashville, Tennessee *this* 1st *day of* March, *19* 68

Alice M. McMahon
Notary Public

Commission expires April 26, 1970

NOTARY PUBLIC TENNESSEE DAVIDSON

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 .....

07867

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 4 14 10 AM '68
NOTE BOOK 18 PAGE 360
RECORDING FEE B 3.00
DEP. REG. R

STATE TAX $ 109.72
PROBATE .50
TOTAL $ 110.22

MAR 4 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

Return to
GUAR. TITLE
G-19723D7

WARRANTY DEED

FROM

Howard O. Olson

TO

James E. Phillips, et ux

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE