This instrument was prepared by:
William J. Harbison, Attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4240 PAGE 466

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsie Jones Phillips	Same	Map 72-12
(NAME:) 429 Benita Drive	(NAME:)	Par. 187
(STREET ADDRESS OR ROUTE NUMBER) Nashville, -Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------One ($1.00) ----------
---
DOLLARS

cash and other good and valuable considerations, receipt of all of which is hereby acknowledged, including the assumption by grantee of the balance due on any outstanding mortgage indebtedness secured by the following described property, I, William C. Phillips, Jr.,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ Elsie Jones Phillips, her

heirs and assigns, ~~a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:~~ - all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee, to wit:

Being Lot No. 316 on the Plan of Burchwood Gardens, Section III, of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 316 fronts 89 feet on the northerly side of Pinehurst Drive and runs back between lines, 164.6 feet on the westerly line and 184.06 feet on the easterly line to a dead line in the rear on which it measures 72.25 feet.

Being the same property conveyed to W. C. Phillips and wife, Elsie Phillips, by deed from Maurice N. Burklin and wife, Joyce D. Burklin, of record in Book 3938, page 3, said Register's Office.

This instrument is executed pursuant to Tennessee Code Annotated, Sec. 64-110, and it is the intention of grantor to vest the grantee with fee simple title in and to said real estate.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2850.00

Subscribed and sworn to before me, this the 3rd day of June 1968

Elsie Jones Phillips
Affiant

My commission expires: March 8, 1969 (Affix Seal)

Notary Public

This is improved ( ) property, known as 1917 (House Number) Pinehurst Drive (Street) Nashville, Tennessee (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 Elsie Jones Phillips, Her interest in said *heirs and assigns, forever.*

And I *do covenant with the said* Elsie Jones Phillips *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out. said interest in

And I, William C. Phillips, Jr. *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Elsie Jones Phillips, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 3 *day of* June, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William C. Phillips Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles C. Trabue, Jr. *a Notary Public in and for said County and State, the within named* WILLIAM C. PHILLIPS, JR.

the 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* 3rd *day of* June, *19* 68

Charles C. Trabue, Jr. *Notary Public.*

Commission Expires March 8, 1969

STATE OF.....
COUNTY OF.....

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

the 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....., 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....., 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.....

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WARRANTY DEED

FROM

William C. Phillips, Jr.

TO

Elsie Jones Phillips

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

100385

IDENTIF. REFERENCE

JUN 5 8 51 AM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-5	CONV	*2,850.00			
JUN-5 STAX			A*	7.28	
JUN-5 RTFEE			A*	.50	
JUN-5	MDEED		A*	6.00	* 13.78