This instrument was prepared by William J. Harbison, Attorney, L & C Tower, Nashville, Tennessee.

WARRANTY DEED

BOOK 4249 PAGE 311

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs. John Joseph Last (NAME:)	Same (NAME:)	Map 133-K
429 Benita Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 22
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pat

For and in Consideration of the sum of Two Thousand and no/100 ($2,000.00) *DOLLARS* cash, receipt of which is hereby acknowledged, and the assumption and agreement of grantees to pay the balance due on a certain promissory note executed by Claude E. Brant, Jr. and wife, Eoonida A. Brant, secured by a deed of trust of record in Book 4152, page 415, Register's Office for Davidson County, Tennessee, said indebtedness having been assumed by grantor and her husband, William Clyde Phillips, Jr., by deed of record in Book 4200, page 664, said Register's Office, I, ELSIE M. PHILLIPS

have bargained and sold, and by these presents do transfer and convey unto JOHN JOSEPH LAST and wife, SARA M. LAST, 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. 19 on the plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 66.7 feet along the Westerly margin of Benita Drive and runs back 152.15 feet on the southerly line and 149.67 on the northerly line to a line in the rear, measuring 81 feet thereon.

Being the same property conveyed to William Clyde Phillips, Jr., and wife, Elsie M. Phillips, by deed from Claude E. Brant, Jr., and wife, Eoonida A. Brant, of record in Book 4200, page 664, said Register's Office, and being the same property conveyed by William Clyde Phillips, Jr. to Elsie M. Phillips by deed of record in Book 4240, page 462, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $18,150.00

Affiant

Subscribed and sworn to before me, this the 8 day of July, 1968

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

Notary Public

unimproved ( )
This is improved ( ) property, known as 429 Benita Drive (House Number) (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 JOHN JOSEPH LAST and wife, SARA M. LAST, their *heirs and assigns, forever.*

And I *do covenant with the said* JOHN JOSEPH LAST and wife, SARA M. LAST *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.

And I, ELSIE M. PHILLIPS *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN JOSEPH LAST and wife, SARA M. LAST, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8th *day of* July, *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.*

Elsie M. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4249 PAGE 313

Personally appeared before me, CHARLES C. TRABUE, JR. *a Notary Public in and for said County and State, the within named* ELSIE M. PHILLIPS

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

Witness my hand and official seal at Nashville *, Tennessee, this* 8 *day of* July *, 19* 68

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

Commission Expires Mar 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.....

WARRANTY DEED

FROM

EISIE M. PHILLIPS

TO

JOHN JOSEPH LAST, et ux

A 0 4 3 5 6

IDENTIF. REFERENCE

JUL 9 9 17 AM '68

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

JUL-9	CONV	18,150.00				
JUL-9	S'TAX		A*	47.06		
JUL-9	PR'EEE		A*	.50		
JUL-9	W'DEED		A*	6.00	*	53.56