BOOK 4256 PAGE 907

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas N. Phillips,Jr.et ux	Thomas N. Phillips, Jr. et ux	
(NAME)	United Mortgagee Servicing Corp.	2D 42672
2441 Rychen Drive	3200 Pacific Avenue	Map 149 3
(STREET ADDRESS OR ROUTE NUMBER)	Virginia Beach, Virginia 2345	Par 22
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of

TEN AND NO/100 ($10.00)---------- *Dollars,*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

E. A. S. DEVELOPERS, INC.

has bargained and sold, and does hereby transfer and convey unto the said

THOMAS N. PHILLIPS, JR. and wife, MARILYN S. PHILLIPS, their

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

Being lot No. 625 on the Plan of Edge-O-Lake Estates, Section X, as of record in book 3842, page 180, Register's Office for said County, to which plat reference is here made for a metes and bounds description.

Being a part of the same property conveyed to E. A. S. Developers, Inc., by deed from Frank E. Shelton and wife, Marie T. Shelton, of record in book 3881, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 4214, page 785, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Rychen Drive and a certain easement for public utility and drainage purposes, as shown on plan of record in book 3842, page 180, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,575.00

Subscribed and sworn to before me, this the 1st day of August 1968.

John K. Gilliam
Affiant

My commission expires: 1-13-68
(Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

THOMAS N. PHILLIPS, JR., and wife, MARILYN S. PHILLIPS, their

(successors),

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except by restrictive covenants, owner's certificate, setback line and easement, as hereinabove set forth, and taxes for the year 1968, subject to which this conveyance is executed.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Thomas N. Phillips, Jr. and wife, Marilyn S. Phillips, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand, this* 1st *day of* August, 1968, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. A. S. DEVELOPERS, INC.

BY: President

This instrument prepared by;
I. R. Schulman, Attorney
American Trust Building
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Darlene B. Jarboe, a Notary Public of the State and County aforesaid, personally appeared Houston T. Ezell, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the E. A. S. Developers, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of August, 1968.

Darlene B. Jarboe Notary Public

Commission expires 4/25/71

E. A. S. DEVELOPERS, INC.

PHILLIPS, JR. and wife

Davidson

Lot No. 633 on the

Book 3842, page

Book 3842, page 707, Book

AUG-5 CONV 19,575.00
AUG-5 ST TAX A* 50.96
AUG-5 PFEE A* .50
AUG-5 DEED A* 3.00 * 54.46

WARRANTY DEED

FROM

E. A. S. Developers, Inc.

TO

Thomas N. Phillips, Jr. et ux

A 07780

IDENTIF. REFERENCE

AUG 5 12 37 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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

Row 1
Box 8

FELIX COLLINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201