# WARRANTY DEED

BOOK 4266 PAGE 882

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Milford E. Phillips and (NAME) | Security Federal Savings & Loan (NAME) Assn. | Map 73-16 |
| wife, Betty S. Phillips | 500 Union Street (STREET ADDRESS) | Pcl 40 |
| 2423 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER) | | |
| Nashville Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville Tennessee (CITY) (ZONE) (STATE) | |

This instrument was prepared by: David Rutherford, Attorney, Nashville, Tennessee.

*FOR AND IN CONSIDERATION of the sum of*

----------TEN AND NO/100----------*Dollars,*

Cash in hand paid and other good and valuable considerations, paid by the grantees the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principle balance of $21,239.01 of an original note dated August 25, 1964, in the amount of $22,250.00 which note is secured by Deed of Trust executed by William O. Ferrell and wife, Mary R. Ferrell, to Everett A. Covington, Jr., Trustee, of record in book 3806, page 781, Register's Office for Davidson County, Tennessee.

William O. Ferrell and wife, Mary R. Ferrell

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Milford E. Phillips and wife, Betty S. Phillips

*(successors), heirs and assigns.*

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

Land in Davidson County, Tennessee, being lot No. 20 on the Plan of Sunset View, Section 3, as of record in book 2663, page 44, Register's Office for said County.

Said lot No. 20 fronts 90 feet on the southerly side of Cabin Hill Road and extends back 205 feet on the westerly line and 199.6 feet on the easterly line to a dead line, measuring 104.8 feet thereon.

Being the same real property conveyed to William O. Ferrell and wife, Mary R. Ferrell, by deed from Clarence Elrod and wife, of record in book 2797, page 629 said Register's Office.

This conveyance is made subject to restrictions of record in book 2492, page 631, Register's Office for Davidson County, Tennessee.

Ten-foot easement for public utilities along the southerly line of premises, 50-foot building setback line from Cabin Hill Road and conditions of owners certificate, as shown on plan of record in book 2663, page 44, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,850.00

Affiant

Subscribed and sworn to before me, this the 5 day of September, 68

Notary Public

My commission expires: November 15, 1970.
(Affix Seal)

This is improved ( ) unimproved ( ) property, known as (House Number) (Street) 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*

Milford E. Phillips and wife, Betty S. Phillips *(successors), heirs and assigns forever. covenant that* 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 as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Milford E. Phillips and wife, Betty S. Phillips

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

*Witness* our *hand* s *this* 5th *day of* September, 1968.

William O. Ferrell

Mary R. Ferrell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4266 PAGE 883

*Personally appeared before me,* I. C. Simpkins, *a Notary Public in and for said County and State,* William O. Ferrell and Mary R. Ferrell, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Tennessee, *this* 5th *day of* September, *19* 68.

I. C. Simpkins *Notary Public*

*Commission expires* November 15, 1970.

*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* .....

| | | | | | | |
|---|---|---|---|---|---|---|
| SEP-9 68 | CONV | 25,850.00 | | | | |
| SEP-9 68 | S'TAX | | A* | 67.08 | | |
| SEP-9 68 | PR'FEE | | A* | .50 | | |
| SEP-9 68 | DEED | | A* | 3.00 | * | 70.58 |

WARRANTY DEED

FROM

William C. Ferrell et ux

TO

Milford E. Phillips et ux

File: Union Trust Co. box.

A 1 2 2 5

IDENTIF. REFERENCE

SEP 9 3 10 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