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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Ernest D. Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September, 1968.

A. E. Walker
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 29, 1970

(AFFIX SEAL) My Commission Expires July 29, 1970

THIS INSTRUMENT WAS PREPARED BY This Instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Tears (NAME)	James E. Tears (NAME)	Map 81-11
235 Nocturne Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl 520
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	pd

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene Phillips and wife, Nannie T. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Tears and wife, Hattie Adams Tears

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of J. L. Valentino's Subdivision of Lot No. 1 of the Woodard Property, known as Maple Grove, as of record in Book 57, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 33 1/3 feet on the northerly side of Buchanan Street, formerly the Hydes Ferry Pike, and runs back between parallel lines, and with the easterly margin of an alley, 153 feet and 3 inches to an alley.

Being the same property conveyed to S. E. Garrett by deed from Alma Phillips, of record in Book 785, page 751, said Register's Office, and being the same property devised to Eugene Phillips under the Will of S. E. Garrett, of record in Will Book 48, page 352, County Court Clerk's Office for Davidson County, Tennessee.

Nannie T. Phillips, the wife of Eugene Phillips, joins in the execution of this conveyance for the purpose of releasing any and all right, title or interest that she may have in and to the above described property.

This is unimproved ( ) improved (X) property, known as 1008 Buchanan Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 11th day of September, 19 68

Eugene Phillips

Nannie T. Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Eugene Phillips and wife, Nannie T. Phillips

the bargainors, 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 Nashville, Tennessee, this 11th day of September 19 68

Commission expires 7-21-1971

[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Eugene Phillips and wife,

Nannie T. Phillips

TO

James E. Tears and wife,

Hattie Adams Tears

A 13003

IDENTIF. REFERENCE

SEP 13 3 48 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail Tax Bill to Tax Dept.
305 Church Street
Nashville, Tenn.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 13 68	CONV	*6,500.00				
SEP 13 68	S'TAX		A*	16.90		
SEP 13 68	PR'FEE		A*	.50		
SEP 13 68	W'DEED		A*	3.00	*	20.40