WARRANTY DEED

BOOK 4269 PAGE 968

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Eugene Phillips (NAME)	Guaranty Mortgage Co. (NAME)	Map 82-16
516 South 10th St. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par. 411
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3874, page 853, Register"s Office for Davidson County, Tennessee.

We, James Anderson Payne and wife, Judy H. Payne

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

William Eugene Phillips and wife, Nannie Bell Phillips

their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Shelby Hills Subdivision, as of record in Book 3600, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the west side of South Tenth Street and runs back between lines 131.85 feet on the north line and 208.65 feet on the south line to a broken line in the rear measuring 91.2 feet thereon.

Being the same property conveyed to James Anderson Payne and wife, Judy H. Payne by deed from Henry Hudson and Bill M. Bowman of record in Book 3874, page 852, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 12,115.95

Subscribed and sworn to before me, this the 18th day of September 1968.

My commission expires: 7-22-70 (Affix Seal)

W E Phillips
Affiant

Notary Public

This is unimproved ( ) improved ( ) 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 William Eugene Phillips and wife, Nannie Bell Phillips they ~~successors~~ heirs and assigns forever. We covenant that we are 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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ~~successors~~ William Eugene Phillips and wife, Nannie Bell Phillips, their heirs and assigns against the lawful claims of all persons.

Witness our hand s this 18th day of September, 1968 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Anderson Payne
Judy H. Payne

This Instrument Was Prepared By

Dewey W Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey Allen Pedigo *, a Notary Public in and for said County and State,* James Anderson Payne and wife, Judy H. Payne *the within named bargainor, S, 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* 18th *day of* September, *19*68.

Dewey Allen Pedigo, *Notary Public*

Commission expires 7-22-70

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

JAMES ANDERSON PAYNE, ET UX

TO

WILLIAM EUGENE PHILLIPS, ET UX

A 13558

IDENTIF. REFERENCE

SEP 19 8 45 AM '68

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

SEP 1968	CONV	12,115.95			
SEP 1968	S'TAX		A*	31.46	
SEP 1968	PR'FEE		A*	.50	
SEP 1968	W'DEED		A*	3.00	* 34.96

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

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

PEDIGO & SAINDON