WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Riley Phillips	Guaranty Mortgage Co.	Map 90-12
(NAME)	(NAME)	
533 Annex Avenue	316-318 Union St.	Par. 16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Ten ($10.00) and no/100 - ***DOLLARS***

cash in hand paid by James Riley Phillips and wife, Betty Jo Phillips and in further consideration of the grantees assuming and agreeing to pay the unpaid balance of $10,601.55 of an original indebtedness of $13,100.00 secured by deed of trust executed by Doyal Vaughan and wife, to Herschel Greer, Trustee, of record in book 2868, page 507, Registers Office for Davidson County, Tennessee.

We, Harvey A. Reynolds and wife Rachel M. Reynolds, ***have bargained and sold, and by these presents do transfer and convey unto the said*** James Riley Phillips and wife Betty Jo Phillips 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. 130 on the Map of Charlotte Park Subdivision, Section II, as of record in book 2663, page 22, Register's Office for said County.
Said lot No. 130 fronts 69 feet on the northwesterly side of Annex Avenue and runs back between parallel lines 149 feet to a dead line.
Being the same property conveyed to Harvey A. Reynolds and wife Rachel M. Reynolds by deed from Doyal Vaughan and wife of record in book 4248, page 59, as re-recorded in book 4251, page 700, Register's Office for said County.

This conveyance is made subject to an easement of record in book 787, pages 10 and 15, restrictions of record in book 2689, page 38 and building set-back lines and easements as shown on Plan of record in book 2663, page 22 said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

This is unimproved ( ) improved (X) property, known as 533 Annex Avenue (House Number) (Street) Nashville, Tenn. 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 James Riley Phillips and wife Betty Jo Phillips their ***heirs and assigns, forever.***

And we ***do covenant with the said*** James Riley Phillips and wife Betty Jo Phillips ***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.***

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*** James Riley Phillips and wife, Betty Jo Phillips their ***heirs and assigns against the lawful claims of all persons whomsoever.***

Witness our ***hands this*** 27th ***day of*** September, ***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.***

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 16,101.55

James Riley Phillips
Affiant

Subscribed and sworn to before me, this the 27th day of September 1968

W B Duncan
Notary Public

My Commission Expires Jan-31-1971
(Affix Seal)

Harvey A. Reynolds
Rachel M. Reynolds

BOOK 4273 PAGE 657

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State,* Harvey A. Reynolds and wife, Rachel M. Reynolds

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* 27th *day of* September, *19* 68

H B Duncan
Notary Public

Commission expires Jan-21-1971

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 purposes 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

Harvey A. Reynolds, etux

TO

James Riley Phillips, etux

A 15072

IDENTIF. REFERENCE

SEP 30 3 46 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 30 68 CONV 16,101.55
SEP 30 68 S'TAX B* 41.86
SEP 30 68 PR'FEE B* .50
SEP 30 68 W'DEED B* 3.00 * 45.36

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Office of
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Phone 256-2656
NASHVILLE, TENNESSEE

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4517 - Charlotte Ave
37209