BOOK 4307 PAGE 612 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,500.00

C B Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January 19 69.

Notary Public

MY COMMISSION EXPIRES: 3/14/69
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Brader Floyd, Jr., Attn., 5333 Charlotte Ave., Nash., Tenn
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel W. Curtis, Sr. et al	Southern Federal Savings & Loan Assn.	
(NAME) 5626 O'Brien Avenue	(NAME) 5 White Bridge Rd.	Map 91-14
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 45
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, C. B. Phillips and wife, Carol Nokes Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel W. Curtis, Sr. and wife, Marie Curtis and Alvin F. Curtis and wife, Juanita Curtis

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 the 9th formerly the 12th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of O'Brien formerly Martha Street, at the southwest corner of the property conveyed to James H. Tidwell and wife, by deed from Will Bennett and wife, of record in Book 1043, page 214, Register's Office for said County; thence with said Tidwell's westerly line northwardly 150' more or less, to a point on the southerly margin of 12' alley, being said Tidwell's northwest corner; thence with the southerly margin of said alley westwardly 50 feet; thence southwesterly 150' more or less to a point on the northerly margin of said O'Brien Street; thence with the northerly margin of said street eastwardly 50' to the beginning.

BEING the same property conveyed to C. B. Phillips and wife, Carol Nokes Phillips by deed from Paul A. Ashburn, single, of record in Deed Book 4201, page 762, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Southern Federal Savings & Loan Association, of record in Book 3932, page 541, Register's Office for Davidson County, Tennessee.

This is { } unimproved { } improved property, known as 5626 O'Brien Avenue (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 hands this 31 day of January, 19 69

C. B. Phillips

Carol Nokes Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. B. Phillips and wife, Carol Nokes Phillips

the 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 31 day of January 1969

Commission expires 3/8/69

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
C. B. PHILLIPS AND WIFE,

CAROL NOKES PHILLIPS

TO
SAMUEL W. CURTIS, SR. AND WIFE, MARIE CURTIS AND ALVIN F. CURTIS AND WIFE, JUANITA CURTIS

A 29256

IDENTIF. REFERENCE

FEB 4 12 35 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-69	CONV	*7,500.00				
FEB-69	S'TAX		A*	19.50		
FEB-69	PR'FEE		A*	.50		
FEB-69	W'DEED		A*	3.00	*	23.00