FORM NO. WD-1

BOOK 4314 PAGE 294

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

[signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January 1969.

[signature] Notary Public

MY COMMISSION EXPIRES: July 1, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. L. Bainbridge, III (NAME) 119 Union Street Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
George W. Phillips, Jr. (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 59-9
4031 Kings Circle (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Lot 82
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, W. L. Bainbridge Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Phillips, Jr., and wife, Ethel B. Phillips

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. 82 on the Plan of Haynes Estates, Section 2, as of record in book 4175, page 13, Register's Office for said County.
Said lot No. 82 is described as follows: Beginning at a point in the easterly margin of Meadow Hill Drive at the common dividing line between lots 81 and 82 on said Plan; thence easterly 114 feet to a concrete marker; thence northerly 93.55 feet to a point in the southerly margin of Kings Circle; thence westerly along the southerly margin of said Kings Circle 128 feet to the beginning of a curve; thence around said curve a distance of 38.64 feet to a point in the easterly margin of Meadow Hill drive; thence along the easterly margin of said Meadow Hill Drive 81.36 feet to the point of beginning.
Being part of the same property conveyed to W. L. Bainbridge Company by deed from H. Lynn Greer, Trustee, of record in book 4039, page 572, Register's Office for Davidson County, Tennessee.

This is { unimproved ( ) / improved ( ) } property, known as 4031 Kings Circle Nashville, Tennessee
(House Number) (Street) (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 my hand this 19th day of February, 1969

IN WITNESS WHEREOF, W. L. Bainbridge Company ~~a Partnership, has caused this instrument to be executed~~ by a partner, duly authorized by an instrument of record in Book 3832, page 786, Register's Office for Davidson County, Tennessee.

W. L. BAINBRIDGE COMPANY

BY: [signature] A Partner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of Feb. 1969.

Commission expires January 29th, 1973

Evelyn Strasser
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
W. L. BAINBRIDGE COMPANY

TO
GEORGE W. PHILLIPS JR., AND WIFE, ETHEL B. PHILLIPS

A 32312

IDENTIF. REFERENCE

MAR 3 1 49 PM '69
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR-3	CONV	17,400.00				
MAR-3	S TAX		A*	45.24		
MAR-3	PR FEE		A*	.50		
MAR-3	W DEED		A*	3.00	*	48.74