BOOK 4321 PAGE 640

This Instrument Was Prepared By
DENNEY, LACKEY, CHEEK & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lydia S. West (NAME)	Lydia S. West (NAME)	Map 147-6
213 Blackman Road (STREET ADDRESS OR ROUTE NUMBER)	213 Blackman Road (STREET ADDRESS)	Pcl. 199
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37211 (CITY) (ZONE) (STATE)	Tax

FOR AND IN CONSIDERATION of the sum of TEN AND----------00/100 ($10.00)---------- Dollars, cash in hand paid by the grantee; LYDIA S. WEST, and other good and valuable considerations, receipt of which is hereby acknowledged;

We, ROBERT T. PHILLIPS, and wife, JACKIE PHILLIPS,

have this day bargained and sold, and do hereby transfer and convey unto the said LYDIA S. WEST, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Caldwell Country Estates, Section 1, as of record in book 2663, pages 68 and 69, Register's Office for said County.
Said Lot No. 131 fronts 85 feet on the southwesterly side of Blackman Road and extends back 393.7 feet on the northwesterly line and 231.22 feet on the southeasterly line to a dead line, measuring 197.06 feet thereon.
Being part of the real property conveyed to Robert T. Phillips, by deed from Greer Development Corporation, recorded in book 3644, page 263, Register's Office for said County.

This conveyance is made subject to easement of record in book 3130, page 580; easements and setback lines as shown on the plan of record in book 2663, pages 68 and 69, and restrictive covenants of record in book 1788, page 108, and in book 2802, page 369, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 28th day of March 1969.

Affiant

My commission expires: March 3, 1973.
(Affix Seal)

Notary Public

This is ( ) unimproved (X) improved property, known as 213 Blackman Road, Nashville, Tennessee.
(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 LYDIA S. WEST, her (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said LYDIA S. WEST, her (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 28th day of March, 1969, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert T. Phillips

Jackie Phillips

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jeanie Watson *a Notary Public in and for said County and State,* Robert T. Phillips, and wife, Jackie Phillips,

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* 28th *day of* March, *19* 69.

Jeanie Watson *Notary Public*

Commission expires March 31 1973

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 .....

MAR 28 69	CONV	19,000.00				
MAR 28 69	S'TAX		A*	49.40		
MAR 28 69	PR'FEE		A*	.50		
MAR 28 69	W'DEED		A*	3.00	*	52.90

MAIL TO: WILLIAM D. CASTLEMAN, ATTY., 218 Third Avenue, North, Nashville, Tenn.

WARRANTY DEED

FROM
ROBERT T. PHILLIPS, ET UX

TO
LYDIA S. WEST.

A 35488

IDENTIF. REFERENCE

MAR 28 12 34 PM '69

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE