This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 209545

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 160-8 Par. 32	Mr/Mrs Thomas Noel Phillips same as below	new owners BOOK 4328 PAGE 493
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
6D-38620	485 Brentview Hills Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

REGINALD W. BUTCHER and wife, JOAN W. BUTCHER,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS NOEL PHILLIPS and wife, MARGARET SUZANNE PHILLIPS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 52 on the Plan of Brentview Hills Subdivision of record in Book 3300, pages 43 and 44.

Said Lot No. 52 fronts 100 feet on the south side of Brentview Hills Drive and extends back 391.2 feet on the westerly line and 480.5 feet on the easterly line to a dead line in the rear on which it measures 199 feet.

Being the same property conveyed to Reginald W. Butcher and wife, Joan W. Butcher, by deed from N. C. Dunn, Jr., and wife as of record in Book 3574, page 64.

This conveyance is made subject to: (1) Restrictions of record in Book 3345, page 205; (2) TVA easement for power line or lines across the south 200 feet of the lot by instrument of record in Book 2280, page 395, and in Book 3183, page 401; and (3) Easement for 50 feet wide granted Nashville Electric Service which adjoins the TVA right-of-way as of record in Book 2735, page 89.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1969 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of April, 1969.

Joan W. Butcher
Joan W. Butcher

Reginald W. Butcher
Reginald W. Butcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4328 PAGE 494

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Reginald W. Butcher and wife, Joan W. Butcher, 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, the 24th day of April, 1969.

Reau E. Folk Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant: Thomas Noel Phillips

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 1969

MY COMMISSION EXPIRES: July 26, 1970 (AFFIX SEAL) Reau E. Folk Jr. Notary Public

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WARRANTY DEED
REF: ns

FROM
REGINALD W. BUTCHER and wife

TO
THOMAS NOEL PHILLIPS and wife

A 38527

IDENTIF. REFERENCE

APR 25 12 06 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

R25 $	CONV	38,000.00			
R25 $	S'TAX		A*	98.80	
R25 $	PR'FEE		A*	.50	
R25 $	W'DEED		A*	3.00	* 102.30

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19___.

My commission expires: _____
Notary Public