BOOK 4331 PAGE 437

WARRANTY DEED

THIS INSTRUMENT PREPARED B :
DOBSON AND JOHNSON, INC
11th FLOOR J. C. BRADFORD BI
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, SUBDIV.
Thomas H. Phillips (NAME)	Guaranty Mortgage Company (NAME)	
2007 June Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union (STREET ADDRESS)	Map 95-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 49

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------Dollars,

Cash paid by Thomas H. Phillips and wife, Dorothy J. Phillips, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $19,200.00, secured by a deed of trust to Herschel Greer, Trustee, as of record in book 3905, page 927, Register's Office for Davidson County, Tennessee.

We, Harry Rychen Fuqua and wife, Carolyn E. Fuqua,

have this day bargained and sold, and do hereby transfer and convey unto the said

Thomas H. Phillips and wife, Dorothy J. Phillips,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Map of Section Three, Donelson Hills, as of record in Book 2330, page 75, Register's Office for said County.

Said Lot No. 179 fronts 120 feet on the south side of June Drive and runs back between lines, 353.5 feet on the west line and 346.8 feet on the east line to a dead line in the rear on which it measures 137.3 feet.

Being the same property conveyed to Harry Rychen Fuqua and wife, Carolyn E. Fuqua, by deed from Charles E. Weber and wife, as of record in book 3905, page 926, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,445.43

Subscribed and sworn to before me, this the 1ST day of MAY, 1969

Affiant

My commission expires: 8/9/72 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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

Thomas H. Phillips and wife, Dorothy J. Phillips,

their (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., except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas H. Phillips and wife, Dorothy J. Phillips,

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 1ST day of MAY, 1969 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Harry Rychen Fuqua
Harry Rychen Fuqua

x Carolyn E. Fuqua
Carolyn E. Fuqua

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, *a Notary Public in and for said County and State,* Harry Rychen Fuqua and wife, Cawrolyn E. Fuqua, *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* 1st *day of* MAY, *19* 69

Beverly Jo Womble *Notary Public*

Commission expires 8/9/72

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 .....

MAY-8	CONV	23,445.43				
MAY-8	S'TAX		A*	60.84		
MAY-8	PR'FEE		A*	.50		
MAY-8	W'DEED		A*	3.00	*	64.34

WARRANTY DEED

FROM Harry Rychen Fuqua, et ux

TO Thomas H. Phillips, et ux

A 39854

IDENTIF. REFERENCE

MAY 8 12 37 PM '69

FELIX Z. WILSON II 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

FILE: Dobson & Johnson, Inc.