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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1969.

Notary Public

MY COMMISSION EXPIRES: October 18, 1970

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hillbrook Land Company, 212 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elgene Phillips, et ux (NAME)	Murphree Mortgage Company (NAME)	Map 134-13
280 Largo Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Par. 223
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, Hillbrook Land Company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elgene Phillips and wife, Karen N. 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:

Being Lot No. 364 on the Plan of Hillbrook, Section 6, as of record in Book 4175, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 364 fronts 70.0 feet on the northwesterly side of Largo Drive and extends back 163.1 feet on the northeasterly line and 195.0 feet on the southwesterly line to a dead line in the rear, measuring 103.99 feet thereon.

Being part of the same property conveyed to Hillbrook Land Company by deed from Roscoe B. McDowell, Sr., et al, of record in Book 3893, page 621, Register's Office for said County.

This conveyance is made subject to restrictive covenants of record in Book 4213, page 155, said Register's Office, and the Plan of record in Book 4175, page 7, which shows an Owner's Certificate, a 30 foot minimum building setback line from Largo Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the southwest corner of said lot.

This is unimproved ( ) improved (X) property, known as 280 Largo Drive, Nashville, Tennessee 37211
(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 15th day of May, 1969

HILLBROOK LAND COMPANY

By: Virginia Mitchell
Secretary-Treasurer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, 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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Grace B. Lewis, a Notary Public within and for the State and County aforesaid, personally appeared Virginia Mitchell, ~~and~~ _____ with whom I am personally acquainted and who upon ~~(his oath)~~ acknowledged ~~(himself)~~ to be the Secretary-Treasurer ~~and~~ ~~Secretary~~ of the Hillbrook Land Company, the within named bargainor, a corporation, and that ~~(he)~~ (they) as such Secretary-Treasurer ~~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 Virginia Mitchell as such Secretary-Treasurer, ~~and attesting the same by the said as such~~

Witness my hand and official seal at office at Nashville, Tennessee, on this the 15th day of May, 19 69.

My commission expires August 9, 1970

Grace B. Lewis
Notary Public

WARRANTY DEED

FROM

HILLBROOK LAND COMPANY

TO

ELGENE PHILLIPS AND WIFE,

KAREN N. PHILLIPS

Return to

A 40959

IDENTIF. REFERENCE

MAY 19 9 45 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 19 69	CONV	23,400.00				
MAY 19 69	S'TAX		A*	60.84		
MAY 19 69	PR'FEE		A*	.50		
MAY 19 69	W'DEED		A*	3.00	*	64.34