G 23913 WOWjr/sgb D/only

Map. 34-3
Par. 55 pw

WARRANTY DEED

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IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged; and the assumption by the Grantees herein of the unpaid balance, together with all accrued interest thereon of an original indebtedness of Seventenn Thousand and No/100 ($17,000.00) Dollars, evidenced by one (1) note dated June 3, 1960, and secured by a Deed of Trust executed by David W. Phillips and wife, Ella M. Phillips, to E. A. Goodloe, Trustee, for Home Federal Savings & Loan Association of Nashville, dated June 3, 1960, filed for record June 9, 1960, in Book 3091, page 95, in the Register's Office of Davidson County, Tennessee, conveying the hereinafter described property; We, DAVID W. PHILLIPS and wife, ELLA M. PHILLIPS, do hereby sell, transfer and convey unto JAMES C. BYERS, JR. and wife, ESTHER H. BYERS, the following described real estate located in the County of Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Shepherd Hills, Section III, of record in Book 2900, page 56, Register's Office for said County, described as follows: BEGINNING at a point in the Northeasterly margin of Twin Hills Drive at the corner of Lot 145 and 146; thence with the line between said lots, Northeasterly 175.6 feet to a point; thence Northwesterly 225 feet to a point; thence Southwesterly 155 feet to a point at the beginning of a curve; thence around said curve, Southerly 52.45 feet to the margin of Twin Hills Drive; thence with the margin of the same, Southeasterly 184.61 feet to the point of beginning.

BEING the same property conveyed unto David W. Phillips and wife, Ella M. Phillips, by deed of record in Book 3074, page 553, in the Register's Office of Davidson County, Tennessee.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The recorded plan shows an Owner's Certificate, a 50 foot set-back line from Twin Hills Drive, 30 foot set-back line along the North side line of the lot, a 10 foot easement for public utilities along the Northeasterly rear line and along the Easterly 50.6 feet more or less of the Southerly side line and an anchor easement 2½ X 20 feet on Twin Hills Drive at the South front corner.

SUBJECT to Restrictions filed for record December 14, 1959, in Book 2997, page 69, Register's Office, Davidson County, Tennessee.

Grantees herein assume and agree to pay all taxes assessed against said real estate for the Year of 1969.

TO HAVE AND TO HOLD the same unto the said JAMES C. BYERS, JR. and wife, ESTHER H. BYERS, their heirs and assigns, forever in fee simple.

Mr. and Mrs.
James C. Byers Jr.
301 Twin Hills Dr.
Madison, Tennessee
37115

Twin Hills Dr.
Madison

G-23913
PREPARED BY
WOODS & BRILEY
ATTORNEYS AT LAW
110 PROVIDENT BLDG.
CHATTANOOGA, TENN.
37402

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WE COVENANT that we are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is clear, free, and unencumbered, except as hereinabove mentioned, and assumed, and we will forever warrant and defend the same against all lawful claims.

WITNESS our hands on this the 22nd day of May, 1969.

David W. Phillips
DAVID W. PHILLIPS

Ella M. Phillips
ELLA M. PHILLIPS

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 26th day of May, 1969, before me personally appeared DAVID W. PHILLIPS and wife, ELLA M. PHILLIPS, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal.

Nellie Ruth White
NOTARY PUBLIC

My Commission Expires:

[illegible] July 3, 1972.

STATE OF TENNESSEE
COUNTY OF HAMILTON

I, the Grantee herein, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 21,539.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James C Brewer
Affiant

Subscribed and sworn to before me on this

28th day of MAY, 1969.

M. J. Brewer
NOTARY PUBLIC

My Commission Expires:

1-28-70

MAY 28 | 03 PM '69
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

A 42257

MAY28 CONV 21,539.00
MAY28 S'TAX A* 55.90
MAY28 PR'FEE A* .50
MAY28 W'DEED A* 3.00 * 59.40