Prepared by:

JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 THIRD AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

Map # 73-11
Parcel # 16

WARRANTY DEED

BOOK 4348 PAGE 337

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entireties, we, CHARLES W. PHIPPS and wife, ETHIE LEE EDWARDS PHIPPS, have bargained and sold, and by these presents do hereby transfer and convey unto L. KENNETH JOHNSON, TRUSTEE, his successors and assigns, the following described tracts or parcels of land, to wit:

LAND in Davidson County, Tennessee, being Lot No. 414 on the Plan of Section II, Sunset View of record in Book 2663, page 52, Register's Office for said County, as follows:

SAID Lot No. 414 fronts 168 feet on the southerly side of Donna Hill Drive and runs back 344.76 feet on the westerly line and 349.7 feet on the easterly line to a dead line on the rear on which it measures 44.51 feet.

BEING the same property conveyed to CHARLES W. PHIPPS, a single man, by deed from ANNIE M. HOLMAN as recorded in Book 4269, page 747, Register's Office for Davidson County, Tennessee. The said CHARLES W. PHIPPS having since married ETHIE LEE EDWARDS.

LAND in Davidson County, Tennessee, being Lot No. 40 on the Map of Cloverdale Subdivision, as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

SAID Lot No. 40 fronts 189.9 feet on the westerly side of Adair Road and runs back between lines 188 feet on the northerly line and 128 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 131 feet.

BEING the same property conveyed to ETHIE LEE EDWARDS, now ETHIE LEE EDWARDS PHIPPS, by deed from HORACE L. WRIGHT and wife, BERDENIA T. WRIGHT. The said ETHIE LEE EDWARDS PHIPPS having married CHARLES W. PHIPPS.

Said property is conveyed to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said L. KENNETH JOHNSON, TRUSTEE, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey same.

And we, CHARLES W. PHIPPS and wife, ETHIE LEE EDWARDS PHIPPS, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. KENNETH JOHNSON, TRUSTEE, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said L. KENNETH JOHNSON, TRUSTEE, for and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto CHARLES W. PHIPPS and wife, ETHIE LEE EDWARDS PHIPPS, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging, to the said CHARLES W. PHIPPS and wife, ETHIE LEE EDWARDS PHIPPS, their heirs and assigns, forever.

And I do covenant with the said CHARLES W. PHIPPS and wife, ETHIE LEE EDWARDS PHIPPS, that I, L. KENNETH JOHNSON, TRUSTEE, am lawfully seized and possessed of said land and have a good right to convey same.

And I, L. KENNETH JOHNSON, TRUSTEE, do further covenant and bind myself, my successors and representatives, to warrant, defend the title to the said land only as to such title coming through or by me from the GRANTEES, herein, to the said CHARLES W. PHIPPS and wife, ETHIE LEE EDWARDS PHIPPS, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19 day of June, 1969.

Charles W. Phipps
CHARLES W. PHIPPS

Ethie Lee Edwards Phipps
ETHIE LEE EDWARDS PHIPPS

L. KENNETH JOHNSON - TRUSTEE

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 19 day of June, 1969

Notary Public

My commission expires: 1-24-73.

This instrument prepared by
JOHNSON & EDWARDS
ATTORNEYS AT LAW
303 3rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4348 PAGE 339

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. PHIPPS, and wife, ETHIE LEE EDWARDS PHIPPS, AND L. KENNETH JOHNSON, TRUSTEE, the Bargainors, 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 19 day of June, 1969.

Wilbur L. Jackson
NOTARY PUBLIC

My commission expires: 1-24-73

Charles W. Phipps
2820 Donna Hill Dr.
Nash. Tenn.

Ethie Lee Phipps
412 Adair Rd.
Nash. Tenn.

A 47008

IDENTIF. REFERENCE

JUL 9 2 35 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-9	CONV	10,000.00			
JUL-9	CONV	10,000.00			
JUL-9	S'TAX		C*	26.00	
JUL-9	S'TAX		C*	26.00	
JUL-9	PR'FEE		C*	.50	
JUL-9	W'DEED		C*	4.50	* 57.00