FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Jessie B Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October 1969.

Notary Public

MY COMMISSION EXPIRES: April 25, 1970.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. Braden Floyd, Jr., Attorney, 5333 Charlotte Ave., Nash., Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Gary West et ux (NAME)	Same as New Owner (NAME)	Map 127-13 Par. 3
8561 Newsom Station Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(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, J. B. Phillips and wife, Ota Jewell Phillips
(J. B. Phillips is the same person as Jessie B. Phillips)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Gary West and wife, Janie Nowell West

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:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Merrymount Acres, Section II, as of record in Book 3842, page 253, Register's Office for said County.

SAID Lot No. 3 fronts 175 feet on the easterly side of Newsom Station Road and extends back between lines measuring 295.65 feet on the northerly line and 204.38 feet on the southerly line to a line in the rear measuring 197.35 feet thereon.

BEING the same property conveyed to J. B. Phillips and wife, Ota Jewell Phillips by deed from Raymond H. Roberts and wife, Mattie Louise Roberts, by deed of record in Book 4368, page 175, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4322, page 584, and the Plan of record in Book 3842, page 253, which shows an owner's certificate, a 75 foot set back line from Newsom Station Road, a 10 foot public utility and drainage easement along the rear line, a 2.5 x 25 foot utility anchor easement at the northwest corner, and a 5 x 25 foot utility anchor easement near the southwest corner.

This is unimproved ( ) improved ( ) property, known as 8561 Newsom Station Road (House Number) (Street) Nash., Tenn. (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 our hand s this 2nd day of October, 1969

Jessie B Phillips

Ota Jewell Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jessie B. Phillips and wife, Ota Jewell Phillips

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 2nd day of October 1969

Commission expires April 25, 1970.

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
JESSIE B. PHILLIPS, ET UX

TO
JAMES GARY WEST, ET UX

156368

IDENTIF. REFERENCE]

OCT 6 12 12 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

OCT-6 69	CONV	27,500.00			
OCT-6 69 S TAX			A*	71.50	
OCT-6 69 PR FEE			A*	.50	
OCT-6 69	W DEED		A*	3.00	* 75.00