WARRANTY DEED

BOOK 4394 PAGE 85

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Walsh, Jr. (NAME)	Guaranty Mortgage Co. (NAME)	Map 156-2
700 Harpeth Knoll Court (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	Par 9
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	mp.

For and in Consideration of the sum of Ten and No/100 ($10.00)----------

----------*DOLLARS*

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 24, 1968, and filed for record October 1, 1968, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4273, page 883, and note of even date thereby secured, in the original principal amount of $29,500.00, payable to Guaranty Mortgage Company of Nashville, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further agrees to assume the obligations of the original borrower Rodney M. Phillips and wife, Ruth S. Phillips for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.

we, Rodney M. Phillips and wife, Ruth S. Phillips
have bargained and sold, and by these presents do transfer and convey unto the said James F. Walsh, Jr., and wife, Susan J. Walsh, 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. 238 on the Plan of Harpeth Valley Park, Section II, as of record in book 3700, page 129, Register's Office for said County. Said Lot fronts 40.6 feet on the northerly side of Harpeth Knoll Court, as measured around a curve radius of 50 feet, and runs back 147.7 feet on the westerly line and 202.9 feet on the southerly line, to a dead line and measures 185 feet.

Being the same property conveyed to Rodney M. Phillips and wife, Ruth S. Phillips by deed from Proctor Homes, Inc., of record in book 4273, page 881, Register's Office for said County.

This Instrument Was Prepared By

Rodney W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,000.00

Subscribed and sworn to before me, this the 7th day of October, 1968

James F. Walsh, Jr. Affiant

My Commission expires My Commission Expires April 21, 1971 (Affix Seal)

Raymond Hall Notary Public

JAN 28 70	CONV	33,000.00				
JAN 28 70	S'TAX		B*	85.80		
JAN 28 70	PR'FEE		B*	.50		
JAN 28 70	W'DEED		B*	4.50	*	90.80

unimproved ( )
This is improved (X) property, known as 700 Harpeth Knoll Court (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James F. Walsh, Jr., and wife, Susan J. Walsh, *their heirs and assigns, forever.*

And we *do covenant with the said* James F. Walsh, Jr., and wife, Susan J. Walsh *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.*

And we, Rodney M. Phillips and wife, Ruth S. Phillips *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James F. Walsh, Jr., and wife, Susan J. Walsh, *their heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 27th *day of* January, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rodney M. Phillips

Ruth S. Phillips

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Raymond H Darrow, a Notary Public in and for said County and State, the within named Rodney M. Phillips and wife, Ruth S. 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 22nd day of January, 19 70.

Raymond H Darrow, Notary Public.

Commission Expires My Commission Expires April 21, 1971

STATE OF
COUNTY OF

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 ..... this .....

day of ....., 19.....

....., Notary Public.

Commission Expires .....

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN. JAN 28 12 06 PM '70

IDENTIF. REFERENCE T A 6 7 0 2 6

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 .....