# WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

BOOK 4409 PAGE 892

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| HASCALL Q. DENNIS, ET UX (NAME) | SAME (NAME) | Map 136-7 |
| 3828 LAKE AIRE CT. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par. 67 |
| NASHVILLE 37214 TENN. (CITY) (P O ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pd |

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) * * * * * * * * * * * * * * * Dollars, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

PHILHALL CORPORATION has this day bargained and sold, and do hereby transfer and convey unto the said Hascall Q. Dennis and wife, Nellie M. Dennis, and their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 86, Section II, Priest Lake Park, as of record in Book 4175, pages 56, 57 and 58, Register's Office for said County.

Beginning at a point in the northwesterly margin of Lake Aire Court, at the corner of Lots 85 and 86; thence with the line between said lots, northwesterly 115.61 feet to a point; thence easterly with the line between Lots 86 and 87, 183.28 feet to a point in the westerly margin of Lake Aire Drive; thence with the margin of the same, southeasterly 86.83 feet to a point at the beginning of a curve; thence around said curve, southwesterly 36.41 feet to a point in the northerly margin of Lake Aire Court; thence with the margin of the same, around a curve in a westerly and southwesterly direction 106.29 feet to the point of beginning.

Being the same property conveyed to Philhall Corporation by deed from Randall Phillips, Trustee, of record in Book 4264, page 487, et seq., Register's Office for said County.

**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,986.18

Subscribed and sworn to before me, this the 4th day of April 19 70

Affiant

My commission expires: December 28, 1973 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Hascall Q. Dennis and wife, Nellie M. Dennis, and their (successors), heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

It further covenant and bind itself and its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said Hascall Q. Dennis and wife, Nellie M. Dennis and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 4th day of April, 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.

PHILHALL CORPORATION

BY: Randall Phillips President

**This property is hereby conveyed subject to all easements, set-back lines and restrictions that appear of record in the Register's Office for Davidson County, Tennessee, in anywise concerning the same.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*Personally appeared before me,* ..... *a Notary Public in and for said County and State,* .....

*the within named 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*.....

..... *Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* Lucille Taylor, *a Notary Public of the State and County aforesaid, personally appeared* Randall Phillips *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Philhall Corporation, *the within named bargainor, a corporation, and that* he *as such* president, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* president.

*Witness my hand and seal, at office in* Nashville,
*this* 7th *day of* April, *19* 70

*Commission expires* January 28, 1973 ..... Lucille Taylor ..... *Notary Public*

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $28986.18 Agent Stanley A. Weaver Sr.
Subscribed and sworn to before me this 10 day of April 19 70

Deputy Register B Rumble

APR 10 70 CONV 28,986.10
APR 10 70 S'TAX A* 75.40
APR 10 70 PR'FEE A* .50
APR 10 70 W'DEED A* 3.00 * 78.90

**WARRANTY DEED**

FROM

PHILHALL CORPORATION

TO

HASCALL Q. DENNIS, ET UX

Mail Lee Miller's Rec'd

A 74021

IDENTIF. REFERENCE

APR 10 11 24 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

**Guaranty Title**

Office of

**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE