This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	TAX PARCEL NUMBER
Billy Martin Phipps,	United Mortgagee Serv. Co.	Map 43-9
(NAME) 328 Cumberland Avenue	(NAME) 3200 Pacific Avenue	Par 162
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Virginia Beach, Virginia	BOOK 4414 PAGE 555
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantees; BILLY MARTIN PHIPPS, and wife, BETTY JEAN W. PHIPPS, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Kenneth W. Butler and wife, to George I. Wilson, Trustee, of record in book 4259, page 225, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, KENNETH W. BUTLER, and wife, SHELIA KAYE BUTLER,

have this day bargained and sold, and do hereby transfer and convey unto the said BILLY MARTIN PHIPPS, and wife, BETTY JEAN W. PHIPPS, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 32 of Block "C" on the Plan of Woodlawn Estates, of record in book 843, page 82, Register's Office for said County.
Said lot No. 32 fronts 101 feet on the southerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line.
Being the same property conveyed to Kenneth W. Butler and wife, Shelia Kaye Butler, by deed from June E. Schweickart, of record in book 4259, page 223, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $13,241.21

Subscribed and sworn to before me, this the 29th day of April 19 70.

Affiant

My commission expires: 5-23-73 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 328 Cumberland Avenue, Madison, Tennessee.
(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 BILLY MARTIN PHIPPS, and wife, BETTY JEAN W. PHIPPS, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as hereinbefore set forth.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* BILLY MARTIN PHIPPS, and wife, BETTY JEAN W. PHIPPS, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* April, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kenneth W. Butler

Shelia Kaye Butler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Roger R. Street, Sr. *, a Notary Public in and for said County and State,* Kenneth W. Butler, and wife, Shelia Kaye Butler,

the within named bargainor...S, 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 Nashville, *Tennessee, this* 28th *day of* April, *19*70

Roger R. Street, Sr. *Notary Public*

Commission expires 5-23-73

NOTARY PUBLIC STREET · NASHVILLE · TENNESSEE · DAVIDSON COUNTY

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 .....

APR 30 70 CONV 13,241.21
APR 30 70 S'TAX A* 34.32
APR 30 70 PR'FEE A* .50
APR 30 70 W'DEED A* 3.00 * 37.82

WARRANTY DEED

FROM
KENNETH W. BUTLER, ET UX,

TO
BILLY MARTIN PHIPPS, ET UX.

A 76080

IDENTIF. REFERENCE

APR 30 3 56 PH '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

MAIL TO: INGLEWOOD REALTY CO, 3805 GALLATIN ROAD, NASHVILLE, TENNESSEE 37216