Prepared by:
Wm. D. Castleman, Atty
218 3rd Ave-Nashville, Tenn.

WARRANTY DEED

BOOK 4419 PAGE 341

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mrs. Miriam Phillips	First Federal Sav. & Loan	Map. 104-6
(NAME) 3410 Marlboro Drive	(NAME) Union at Fourth Avenue	Par. 95
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

FOR AND IN CONSIDERATION of the sum of Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the grantee; MIRIAM PHILLIPS, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of a Deed of Trust to T. I. Holman, Jr., Trustee, dated April 21, 1965, in the original amount of $11,300.00, of record in book 3884, page 69, Register's Office for Davidson County, Tennessee, payable as therein specified;

ALVA S. TURNER, THOMAS H. COLEMAN, and wife, FRANCES TURNER COLEMAN,

have this day bargained and sold, and do hereby transfer and convey unto the said MIRIAM PHILLIPS, her

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

Land in Davidson County, Tennessee, being the southerly part of Lots Nos. 84 and 85 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in book 332, pages 124 and 124, Register's Office for said County.

Beginning on the northwesterly margin of Marlboro Avenue, 147 feet southwest of the southerly margin of Acklen Avenue; thence northwestwardly 103.5 feet to the line between Lots Nos. 83 and 84; thence with the line between said two lots, southwardly 110 feet to the northwardly margin of an alley; thence with said alley, westwardly 75.5 feet to the northwestwardly margin of Marlboro Avenue; thence with same northeastwardly 88 feet to the beginning.

Being the same real property conveyed to Alva S. Turner, et al, by deed from C. Keith Vaughn, III, et al, of record in book 4310, page 685, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,401.32

Subscribed and sworn to before me, this the 18th day of May 19 70.

Affiant

My commission expires: July 29, 1970 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 3410 Marlboro Avenue, Nashville, 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 MIRIAM PHILLIPS, her

(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 ashereinbefore 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* MIRIAM PHILLIPS, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 18th *day of* May, 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.*

Thomas H Coleman
Alva S. Turner

Frances L Coleman
Frances Turner Coleman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, HALE Corkson SR. *a Notary Public in and for said County and State,* Alva S. Turner, and Thomas H. Coleman, and wife, Frances Turner Coleman,

the within named bargainor...S, 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* 18th *day of* May, *19*70.

Hale Corkson Jr. *Notary Public*

Commission expires MAY 7, 1974

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.....

MAY22 07 CONV 15,411.30
MAY22 07 S'TAX A* 40.04
MAY22 07 P&'FEE A* .50
MAY22 07 W'DEED A* 3.00 * 43.54

A 7 8 3 3 4

IDENTIF. REFERENCE

MAY 22 10 06 AH '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

HUTTON Realty Co.
935 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
TELEPHONE 228-2691

WARRANTY DEED

FROM

ALVA S. TURNER, ET AL,

TO

MIRIAM PHILLIPS.

Please return to: HUTTON REALTY COMPANY, 935 Woodland St., Nashville, Tenn. 37206