TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
ETHEL-GOODMAN BRITT (NAME)	SAME BOOK 4431 PAGE 177 (NAME)	Map 10503
1253 2nd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 268
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PREPARED BY C. H. BRILEY, JR., ATTORNEY 320 UNION STREET NASHVILLE, TENN. 37219

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Richard L. Phillips and wife, Katherine Phillips,

have bargained and sold, and by these presents do transfer and convey unto the said ETHEL GOODMAN BRITT, a one-half undivided interest

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 part of Lot No. 28 on the Plan of John Nelson's Addition as of record in Book 2, page 182, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of 2nd Avenue South at the northeast corner of the property purchased by T. W. Wrenne at a Clerk & Master's sale in the case of Pettus vs Paul, et al, in the Chancery Court at Nashville; thence northerly with the westerly margin of said Avenue, 40 feet to a point; thence at right angles, westerly 135 feet more or less to a point in the easterly margin of an alley; thence with the same, southerly 40 feet to a point said Wrenne's line; thence easterly with his line, 135 feet more or less to the beginning. The above named grantors and grantee being the heirs at law of Fannie Hamilton, deceased.
Being the property conveyed to the grantors by deed of record in Book 4310, page 483, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 1253 (House Number) 2nd Avenue So. (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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.

Whenever 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 hands this 14 day of July, 1970.

Katherine L. Phillips
Richard L. Phillips
Richard L. Phillips
Katherine Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Laura S. Gill, a Notary Public in and for said County and State, the within named Richard L. Phillips and wife, Katherine Phillips the bargainors, 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 14th day of July, 1970.

Laura S. Gill

Commission expires July 20 1971 Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed
216396 dgm

FROM
RICHARD L. PHILLIPS AND WIFE, KATHERINE PHILLIPS

To
ETHEL GOODMAN BRITT

The actual consideration for this transfer or value of property (whichever is greater) is $ 600.00, which is equal to or greater than the property would bring at a fair and voluntary sale.

Richard L. Phillips

Sworn to and subscribed before me this 14th day of July, 1970

Laura S. Gill

My commission expires July 20, 1971

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NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1004 - REVISED

BOOK 4431 PAGE 178

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IDENTIF. REFERENCE

JUL 14 11 57 AM '70

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

JUL 14 70	CONV	* 600.00				
JUL 14 70	S'TAX		A*	1.56		
JUL 14 70	PR'FEE		A*	.50		
JUL 14 70	W'DEED		A*	3.00	*	5.06