FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6750

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF October 1970.

Notary Public

MY COMMISSION EXPIRES: 5/11/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

OLIVER H. DALE 3121 DICKERSON ROAD, NASHVILLE TENN. 37207
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred K. Phillips & wife, (NAME)	Wilma R. Phillips (NAME)	130-4480
R#3 Old Hydes Ferry Road (STREET ADDRESS OR ROUTE NUMBER)	Na (STREET ADDRESS)	Map. 68
Nashville Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 37

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles M. Brown, jr and wife, Doris M. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED K. PHILLIPS AND WIFE, WILMA R. PHILLIPS

HEREINAFTER CALLED THE GRANTEES, THEIR 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, and described as surveyed by John M. Sullivan a Civil Engineer on August 22, 1959.

Said Land is in the new Metro Nashville Councilmatic District #1, known in 1959 as the 13th Civil District and formerly part of the 25th Civil District. Said Land begins in the center of Old Hyde's Ferry Pike at the northwest corner of H. G. Phillips & wife Property of Record in Book 2014, page 157, Thence with the center of Said pike South 69 Degrees and 55 minutes West 89.7 Feet; Thence South 3 degrees22 minutes West; 568.4 feet; Thence with a fence South 80 Degree 45 minutes East 91.5 Feet and thence North 2 degrees 30 minutes East with an old fence line 615 feet to the point of beginning, containing 1.18 acres more or less.

Being the same property conveyed to Charles M. Brown Jr.and wife, Dorothy L. Brown by Installment Deed from Patterson Dickerson and wife, Nettie Dickerson as recorded in Book 3765, Page 199 Registers office of Davidson County Tennessee,..

This is (unimproved) (improved) property, known as Route #3 Old Hyde's FerryRoad Nashville Tennessee 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 22nd day of October, 1970

Charles M Brown Jr

Doris M Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shapard, a Notary Public in and for said County and State, the within named Charles M. Brown, Jr. & wife, Doris M. Brown

the bargainor, 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 October 1970

Commission expires 5/1/74

Martha Shapard
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
CHARLES M. BROWN JR. AND WIFE

TO
DOROTHY L. BROWN

Fred K. Phillips and wife,
Wilma R. Phillips

A 97445

IDENTIF. REFERENCE

Nov 25 2 56 PM '70

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Fred K. Phillips, R#3 Goodlettsville, Tenn. Warranty Deed 3718

NOV 25 70 CONV *6,750.00
NOV 25 70 S'TAX A* 17.42
NOV 25 70 PR'FEE A* .50
NOV 25 70 W'DEED A* 3.00 * 20.92