BOOK 4476 PAGE 282

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
ANDREW EWING, TRUSTEE

TO
J. B. PHILLIPS and wife,
OTA JEWELL PHILLIPS

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee [illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. B. Phillips, et ux (NAME)	Same (NAME)	128/14
8071 Regency Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	121
Nash. Tenn (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE
JAN 27 12 33 PM '71
FELIX A. ROLLO II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 3,900.00 Robert T. Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 1970

Robert B. Coates
Notary Public

MY COMMISSION EXPIRES: Jan 29, 1973
(AFFIX SEAL)

803175

For and in Consideration of the sum of Three Thousand, Nine Hundred and 00/100 ($3,900.00) ---------- DOLLARS cash in hand paid to the undersigned, Andrew Ewing, Trustee, by J. B. Phillips and wife, Ota Jewell Phillips, receipt of which is hereby acknowledged, I, Andrew Ewing, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said J. B. Phillips, and wife, Ota Jewell Phillips, their heirs and assigns, a certain tract or parcel of land in 8th Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 43 as shown on the Plan of Harpeth Park, Section Three, of record in Book 4175, page 14, Register's Office for Davidson County, Tennessee.

Lot No. 43 fronts 90.00 feet on the westerly side of Regency Drive, and runs back between lines measuring 168.47 feet along its northerly line, and 170.15 feet along its southerly line, to a line in its rear measuring 90.13 feet.

Being part of the same property conveyed to Andrew Ewing, Trustee, by deed from G.E. Horn and wife, Annie Frost Horn, of record in Book 3796, page 639, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 is conveyed expressly subject to the following:

1. Taxes for the year 1970, which are to be prorated and payment thereof assumed by Grantees.
2. Restrictive Covenants of record in Book 4232, page 417, Register's Office for said County.
3. Said plan of record in Book 4175, page 14, shows: (a) an Owner's Certificate; (b) a 40-foot minimum building setback line along Regency Drive; (c) a 10-foot easement for public utilities and drainage along the rear line of said lot; (d) a 2-1/2 x 25-foot utility anchor easement along the southerly line of said lot at the intersection of said line with Regency Drive.
4. 4. Grantees expressly assume the payment of the minimum monthly sewer charge in the amount of $1.50 of Harpeth Valley Utility District.

WD-2

This is { unimproved (X) / improved ( ) } property, known as _____ (House Number) (Street) 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 J. B. Phillips and wife, Ota Jewell Phillips, their heirs and assigns, forever.

And I do covenant with the said J. B. Phillips and wife, Ota Jewell Phillips, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinabove set out.

And I, Andrew Ewing, Trustee, do further covenant and bind myself, my successors and/~~heirs and representatives~~ assigns, to warrant and forever defend the title to the said land to the said J. B. Phillips and wife, Ota Jewell Phillips, their heirs and assigns against the lawful claims of all persons whomsoever., insofar as, I, as Trustee, am authorized so to do, but no further or otherwise.

Witness my hand this 24th day of ~~August~~, 1970

Andrew Ewing, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Betty Poage, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1970

Betty Poage, Notary Public.

Commission expires 10-20-71

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, this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.

JAN27-73 TAX CONV *3,900.00 JAN27-PAYEE A* 10.14 A* .50 A* 3.00 * ISSUED 13.64