TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings
(NAME)

Union at Fourth
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

61-15

Part 15

BOOK 4477 PAGE 138

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid by James T. Phillips and wife, Sandra S. Phillips

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. P. Woodward, Will Ross Woodward, Lillian Irene Woodward Jordan, and Helen Claudine Woodward Mason

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 31 of Block B on the Map of Sunnymeade of record in Book 843, page 4 and 5, shown on a re-subdivision of Sunnymeade, of record in Book 974, page 56, 57, Register's Office for said County.
Said lot fronts 60 feet on the north side of Golf Club Drive and runs back between parallel lines, 140 feet to a dead line.
Being property devised to J. P. Woodward, Will Ross Woodward, Lillian Irene Woodward Jordan, and Helen Claudine Woodward Mason, as devisees under the will of Lillie Gilmore Woodward, deceased, as of record in Will Book 92, page 194, Probate Court Clerk's Office for said County.

This conveyance is subject to recorded easements applicable to said property, and to taxes for 1971.

This is unimproved ( ) improved (X) property, known as 1113 Sunnymeade Drive, Nashville, Tennessee
(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 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 27th day of January, 1971.

Will Ross Woodward

J. P. Woodward

Lillian Irene Woodward Jordan

Helen Claudine Woodward Mason

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Will Ross Woodward, Lillian Irene Woodward Jordan, and Helen Claudine Woodward Mason, the bargainors, 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 27th day of January, 1971.

Commission expires APR 3 1973 Notary Public

TENNESSEE TITLE COMPANY

PLEASE MAIL TO - Mr. James T. Phillips, 1113 Sunnymeade Drive, Nashville, Tenn., 37216

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

PUT COUNTY COURT CLERK'S STAMP HERE:

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCH
First Federal Building
Nashville, Tennessee 37219

PUT REVENUE STAMPS HERE:

REGISTER STAMP BELOW

FROM J.P. WOODWARD, ET AL

To JAMES T. PHILLIPS & WIFE, SANDRA S. PHILLIPS

$13,700.00

Warranty Deed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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Personally appeared before me, Margaret A. Stewart, a Notary Public in and for said County and State, the within named J. P. Woodward, 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 office this 27th day of January, 1971.

Margaret A. Stewart
Notary Public

My Commission Expires:

10-18-71.

FEB-17	CONV	13,700.00				
FEB-17	S'TAX		A*	35.62		
FEB-17	PR'FEE		A*	.50		
FEB-17	W'DEED		A*	3.00	*	39.12

B 0 3 5 7 8

IDENTIF. REFERENCE

FEB 1 3 04 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration or value of the property interest herein transferred is $13,700.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 1971.

My commission expires: Notary Public, in and for the aforesaid State and County.

APR 23 1973

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE