(This instrument was prepared by [illegible], Attorney at Law, 320 Gallatin Road, Madison, Tenn.) James A. Lesemann

WARRANTY DEED

BOOK 4495 PAGE 646

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Winston Phifer	(same)	11078555
(NAME)	(NAME)	
761 Florence Avenue		52 - 6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	92
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	SH

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

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

We, ALICE L. HIGGINS AND HUSBAND, DENNIS W. HIGGINS, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto ~~the said~~ JOHN WINSTON PHIFER AND WIFE, DANYE SUE PHIFER, herein called the grantees,

their ~~successors~~, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 on the Revised Map of the Layman's Foundation's First Subdivision of Madison Heights, as of record in Book 974, page 65, Register's Office for said County.

Said Lots Nos. 15 and 16 front together 200 feet on the southerly side of Florence Avenue and run back 213 feet on the westerly side along the easterly margin of a walk and 235 feet on the easterly side to the northerly margin of another walk, on which they measure together 202.6 feet.

Being the same property conveyed to Alice L. Higgins by deed from Ora L. Walters, of record in Book 4251, page 296, 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 $ 27,000.00

Subscribed and sworn to before me, this the 14 day of April 19 71

Affiant Alice L. Higgins

My commission expires: 11-12-72 (Affix Seal)

Notary Public Dany P. Mayes

This is improved ( ) unimproved (XXX) property, known as 761 Florence 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 grantees, their ~~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.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and *forever defend the title to said real estate to said* grantees, their ~~successors~~, heirs and assigns, *against the lawful claims of all persons.*

Witness our hand s this 14 day of April, 1971, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dennis W. Higgins (Dennis W. Higgins)

Alice L. Higgins (Alice L. Higgins)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4495 PAGE 647

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Alice L. Higgins and husband, Dennis W. Higgins,

the within named 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 Tennessee *this* 14 *day of* April, *19* 71

Doug P. Mayfield *Notary Public*

Commission expires 11-12-72

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 .....

MAIL TO: [illegible] Phifer
107 Wyatt Drive
Nashville, Tennessee 37115

WARRANTY DEED

FROM

ALICE L. HIGGINS ET VIR

TO

JOHN WINSTON PHIFER ET UX

B 11965

IDENTIF. REFERENCE

Apr 22 12 07 PM '71

FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

APR 22 71	CONV	27,000.00				
APR 22 71	S'TAX		A*	70.20		
APR 22 71	PR'FEE		A*	.50		
APR 22 71	W'DEED		A*	3.00	*	73.70