THIS INSTRUMENT PREPARED BY A. B. NEIL, JR., ATTORNEY, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219

WARRANTY DEED

BOOK 4499 PAGE 570

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. V. MYERS, ET UX (NAME)	SAME (NAME)	117-10(12-13)
3821 Cedar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and no/100 ---------- ----------($15,000.00)---------- *Dollars,* cash in hand paid by J. V. Myers and wife, Marjorie T. Myers, and other good and valuable consideration, the receipt of which is hereby acknowledged, John S. Phipps and wife, Martha M. Phipps,

.....

have this day bargained and sold, and do hereby transfer and convey unto the said J. V. Myers and wife, Marjorie T. Myers,

.....their..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot Number 2 on the plat of the property of Jessylea Edney Smith prepared by Parrish & Ragan, Inc. as of record on February 9, 1970, in Book 4350, page 71, Register's Office for Davidson County, Tennessee, said land containing approximately one acre and fronting on the South side of Woodmont Boulevard with 162.50 feet. The land is more particularly described as follows:

Beginning at a point on the Southerly margin of Woodmont Boulevard designated as the Northwest corner of the lot on the aforementioned Parrish & Ragan, Inc. plat and thence South 86° 30' East for the 162.50 feet to a point and thence South 3° 30' West 230.11 feet to a point and thence North 86° 35'40" West 22.17 feet to a point and thence South 61° 3'50" West 165.84 feet to a point and thence North 3° 26'00" East 319.09 feet to the point of beginning.

Being the same property conveyed to John S. Phipps by deed from James F. Neal, of record in Book 4425, page 302, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to all easements, conditions and restrictions as noted in the aforementioned deed, Book 4416, page 112, Register's Office for Davidson County, Tennessee, including an easement for 60-foot building set-back line from Woodmont Boulevard as shown on plan in Book 974, page 29 and a 20-foot sewer easement recorded in Book 3648, page 122, said easement extending along the Westerly side of said lot, and a 20-foot sewer easement of record in Book 4083, page 855, and restrictive covenants contained in Book 1049, page 28, and as modified in Book 1809, page 149, all of which are in the Office of the Davidson County Register.

Taxes for 1971 will be prorated.

Martha M. Phipps .....

John S. Phipps .....

Being the same property conveyed to John S. Phipps by deed from James F. Neal of record in Book 4425, page 302, Register's Office for Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 6 day of May 1971

Affiant John S. Phipps

My commission expires: May 21, 1973 (Affix Seal)

Notary Public Estmcdaugh

DAVIDSON COUNTY, TENN.

BOOK 4199 PAGE 571

This is improved ( ) unimproved (X) property, known as Lot 2 2225 Woodmont Boulevard 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

J. V. Myers and wife, Marjorie T. Myers,

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* J. V. Myers and wife, Marjorie T. Myers

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 6th *day of* May, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Marjorie T. Phipps

John S. Phipps

BOOK 4499 PAGE 572

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... Eastmedaugh ....., *a Notary Public in and for said County and State,* John S. Phipps and wife, Martha M. Phipps,

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 Nashville, Davidson County, Tennessee *this* 6 *day of* May, *19* 71

Eastmedaugh
Notary Public

Commission expires May 21, 1973

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

MAY-67 CONV 15,000.00
MAY-67 S'TAX A* 39.00
MAY-67 R'FEE A* .50
MAY-67 W'DEED A* 4.50 * 44.00

WARRANTY DEED

FROM

JOHN S. PHIPPS ET UX

TO

J. V. MYERS, ET UX

B 13766

IDENTIF. REFERENCE

MAY 6 11 30 AM '71

FE... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE