Please Return To:
Entrekin, Johnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

This Form furnished by Attorneys Title Company, Inc. Form No. WD-2

FROM

Ira W. Frye Et Ux

TO

Betty R. Phillips &
Mattie J. Biggers

For draftsman's use

BOOK 4520 PAGE 391

This Instrument Prepared By
CLYDE PAUL HOLLAND
1408 Parkway Towers
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty R. Phillips ~~Mattie J. Biggers~~ (NAME)	~~First and Mid-South Mortgage Co~~ (NAME)	~~Map 33-B~~ ~~Pcl. 25~~
419 Gates Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

B 2300 3

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JUL 15 3 03 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,961.00 Betty R. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

14th DAY OF July 1971.

Clyde P. Holland
Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------$10.00)---------- DOLLARS cash in hand paid by BETTY R. PHILLIPS AND MATTIE J. BIGGERS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the agreement by the said BETTY R. PHILLIPS and MATTIE J. BIGGERS to pay the unpaid balance of a loan in the original amount of Thirteen Thousand Three Hundred ($13,300.00) Dollars secured by deed of trust of record in Book 3888, page 956, Register's Office for Davidson County, Tennessee, in conformity with the terms and conditions stated therein.

IRA W. FRYE and wife, EVELYN MCCRARY FRYE

have bargained and sold, and by these presents do transfer and convey unto the said BETTY R. PHILLIPS, a widow and MATTIE J. BIGGERS, a widow, with right of survivorship, ~~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 being Lot No. 67 on the Plan of Gatewood, Section 1 as of record in Book 3300, page 47 through 52 Register's Office for said County.

SAID Lot No. 67 fronts 75.0 feet on the northwesterly side of Gates Road and extends back between parallel lines 186.0 feet to a line at the rear measuring 75.0 feet thereon.

BEING the same property conveyed to Ira W. Frye and wife, Evelyn McCrary Frye by deed from Gatewood Development Company of record in Book 3888, page 952, said Register's Office.

This conveyance is made subject to the plan of record in Book 3300, pages 47 through 52, said Register's office, which shows an owners certificate, a 40-foot minimum building setback line from Gates Road and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, restrictive covenants of record in Book 3370, page 121 and Book 3398, page 438, said Register's Office.

It is the intention of the Grantors to convey the aforesaid property to Grantees as tenants in common with right of survivorship.

BOOK 1520 PAGE 392

WD-2

This is ( ) unimproved (X) improved property, known as 419 Gates Road (House Number) (Street) Nashville (Goodletsville) 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 BETTY R. PHILLIPS, a widow, and MATTIE J. BIGGERS, a widow, with right of survivorship their heirs and assigns, forever.

And we do covenant with the said BETTY R. PHILLIPS, a widow, and MATTIE J. BIGGERS, A Widow 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., except for current taxes and as noted herein.

And we, IRA W. FRYE and wife, EVELYN MCCRARY FRYE do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said BETTY R. PHILLIPS, a widow and MATTIE J. BIGGERS, a widow, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of July, 1971

IRA W. FRYE

EVELYN MCCRARY FRYE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira W. Frye and Evelyn McCrary Frye

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 14th day of July, 1971

Lloyd P. Holland, Notary Public.

Commission expires 5-12-74

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared CONV 18,961.00, with whom I am personally acquainted, who, upon oath, acknowledged JUL 15 STAX A* 49.50, JUL 15 PRFEE A* .50, JUL 15 RCRD A* 4.00 * 53.90, himself 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 himself as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....