TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Kretschmer and wife (NAME)	First & Mid-South Mortgage Co (NAME)	3D-49342
2420 Kimberly Road (STREET ADDRESS OR ROUTE NUMBER)	Nashville Trust Building (STREET ADDRESS)	Map 73-7
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 23

For and in consideration of the sum of Ten & 00/100 ($10.00) BOOK 4521 PAGE 776 DOLLARS

cash in hand paid by John Kretschmer and wife, Joan Kretschmer

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Paul E. Phillips and wife, Wanda L. Phillips

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. 327 on the Plan of Sunset View, Section 6, as of record in Book 2900, pages 54, and 55, Register's Office for said County.

Said Lot No. 327 fronts 90 feet on the northerly side of Kimberly Road, and extends back 252.6 feet on the easterly line and 245 feet on the westerly line to a dead line, measuring 117.9 feet thereon.

Being the same property conveyed to Paul E. Phillips and wife, Wanda L. Phillips, by deed from Robert C. Weaver, Secretary of Housing and Urban Development, as of record in Book 4020, page 42, said Register's Office.

Subject to:

(1) 1971 taxes and deed of trust of record in Book 4020, page 45, of said Register's Office, both of which Grantees assume and agree to pay.

(2) Restrictions of record in Book 2995, page 413, a 10 foot easement for public utilities along the rear line and a 105 foot set back line from Kimberly Road.

This is unimproved ( ) improved (X) property, known as 2420 Kimberly Road, 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 20th day of July, 19 71.

Paul E. Phillips

Wanda L. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Virginia R. Runion, a Notary Public in and for said County and State, the within named Paul E. Phillips and wife, Wanda L. Phillips 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 30th day of July, 1971

Commission expires 2-1-75 Notary Public Virginia R. Runion

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
PAUL E. PHILLIPS & WIFE,
WANDA L. PHILLIPS

To
JOHN KRETSCHMER & WIFE,
JOAN KRETSCHMER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

THIS INSTRUMENT PREPARED BY:
E.P. Carrier
First Federal Building
Nashville, Tennessee 37219

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

BOOK 1521 PAGE 777

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 for or value of the property interest herein transferred is $16,555.88

State of Tennessee)
County of Davidson)

John Kruttschnitt
Affiant

Sworn to and subscribed before me this 22nd day of July, 1971.

Virginia B. Runion
Notary Public, In and for the aforesaid State and County.

My commission expires:
2-1-75

B2363 631

IDENTIF. REFERENCE

JUL 20 2 37 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

16,555.88

JUL 20 CONV A* 43.16
JUL 20 ST TAX A* .50
JUL 20 PR FEE A* 4.00
JUL 20 WDEED * 47.66