BOOK 4531 PAGE 645 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 19 71.

Notary Public

MY COMMISSION EXPIRES: Jan. 2 - 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Broadway Realty Company (NAME)	SAME (NAME)	24W 14795
1516 Gale Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 117-8
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 194

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Stu Phillips and wife, Aldona Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Broadway Realty Company, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEES, 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. 243 and the west 6 inches of Lot No. 242 on the Map of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 243 and part of Lot No. 242 adjoin and front together 61.0 feet on the northerly side of Gale Avenue and runs back between lines 231.0 feet on the west line and 223.0 feet, more or less, on the east line to an alley on which they measure 60 feet 6 inches.

BEING the same property conveyed to Stu Phillips and wife, Aldona Phillips, by deed from Sidney Aldridge McDonald, of record in Book 4381, page 762, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1516 Gale Lane, (House Number) Nashville, (Street) Tennessee 37212 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand S this 19th day of August, 19 71

Stu Phillips

Aldona Phillips
Aldona Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stu Phillips and wife, Aldona Phillips

the bargainor s, 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 18th day of August 19 71.

Commission expires Jan 22, 1975

Wanda Cartwright
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
STU PHILLIPS, ET UX

TO
BROADWAY REALTY COMPANY

328100

T
IDENTIF. REFERENCE

AUG 24 2 08 PM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to: Broadway Realty Company
1512 Broadway
Nashville, Tenn 37203
Attn: E.A. Larocque

AUG 24 71 CONV 18,500.00
AUG 24 71 S'TAX A* 48.10
AUG 24 71 PR'FEE A* .50
AUG 24 71 W'DEED A* 4.00 * 52.60