THIS INSTRUMENT PREPARED BY: JAMES R. EVERETT, JR., Attorney, 608 Gallatin Road, North Madison, Tennessee 37115

WARRANTY DEED

BOOK 4534 PAGE 397

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CALVIN K. PHIFER, et ux		61-3
(NAME) Solley Drive - 1007	(NAME) Same	PAR-145 (Pt.)
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	150-1450 BM
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100----------

----------($1.00) *Dollars,*

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration,

I, MRS. EDNA B. SMITH, a widow, hereinafter called the GRANTOR EDNA SMITH

have this day bargained and sold, and do hereby transfer and convey unto the said CALVIN K. PHIFER, and wife, herein- PHIFER after called the GRANTEES,

THEIR *(successors), heirs and assigns,*

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

Being a tract or parcel of land situated in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the North side of Solley Drive 537 feet from the intersection of Solley Drive and Gallatin Road and extending along Solley Drive, East 588° 30' for a distance of 90 feet; hence North 4° 0' East for a distance of 179.3 feet; thence East 588° 30' for a distance of 25.6 feet; thence North 4° 0' East for a distance of 236.5 feet; thence 86° North 0' West for a distance of 115.6 feet; thence South 4° 0' West for a distance of 416 feet to the point of beginning, containing 1 acre.

Being the remaining portion of a larger parcel as described in Book 1780, page 261, Register's Office for Davidson County, Tennessee.

Being the major part of the same property conveyed to Beulah Bennatt and Edna B. Smith by Walter N. Morgan and wife, Ollie F. Morgan, R.O.D.C., Book 1286, page 520.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ $1.00

Affiant Mrs. Edna B. Smith

Subscribed and sworn to before me, this the 24 day of Aug. 19 71

My commission expires: May 13, 1975 (Affix Seal)

Notary Public Jean R. Elliott N.

This is improved ( ) unimproved ( ) property, known as ..... (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. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *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 my *hand this* 24th *day of* August, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mrs. Edna B. Smith

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, MRS. EDNA B. SMITH, a widow, *a Notary Public in and for said County and State,*

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 24 *day of* August, *19* 71

Commission expires May 13, 1975 — *Notary Public*

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 .....

WARRANTY DEED

FROM

MRS. EDNA B. SMITH

TO

CALVIN K. PHIFER, et ux

EDNA SMITH PHIFER

B 29380

IDENTIF. REFERENCE

SEP 3 11 54 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-3-71 MISC A* 4.00 * 4.00

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mail Beeper

1109 Valley Stream
Zeph. Jenn