This Form furnished by Attorneys Title Company, Inc.

ATC-166076 BOOK 4538 PAGE 505

Form No. WD-2

FROM

Bennett Grady Phillips II Et Ux

TO

James L. Curtis Et Ux

For draftsman's use

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
James L. Curtis (NAME)	Guaranty Mortgage Company (NAME)	147-6-117
4820 Milner Drive (STREET ADDRESS OR ROUTE NUMBER)	311-7th Ave., N (STREET ADDRESS)	
Nashville, Tenn 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B31292 T IDENTIF. REFERENCE

SEP 21 2 18 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

$ 25,000.00 James L. Curtis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 1971.

Notary Public

MY COMMISSION EXPIRES: July 23 1974.

(AFFIX SEAL)

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

----------($10.00)----------DOLLARS

cash in hand paid by JAMES L. CURTIS and wife, SUSAN G. CURTIS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

BENNETT GRADY PHILLIPS II and wife, JACQUELINE K. PHILLIPS

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES L. CURTIS and wife, SUSAN G. CURTIS

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. 16 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

SAID Lot No. 16 fronts 70.0 feet on the southeasterly margin of Milner Drive and extends back 217.4 feet on the northeasterly line and 247 feet on the southwesterly line to a line at the rear measuring 135 feet thereon.

BEING the same property conveyed to Bennett Grady Phillips II and wife, Jacqueline K. Phillips, by deed from Andrew Ewing, Trustee, of record in Book 3285, page 287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to plan of record in Book 2900, page 59, said Register's Office which shows an owner's certificate, a 40-foot minimum building setback line from Milner Drive, a 10-foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 30-foot utility anchor easement located on the north corner of said lot, and a 5-foot easement for underground telephone cable along the northeast line and a 10-foot easement for sewer line across lot 90 feet from Milner Drive, easement for drainage along creek, restrictive covenants of record in Book 2997, page 93, as amended in Book 2929, page 117, Register's Office for Davidson County, Tennessee.

BOOK 4538 PAGE 506

WD-2

This is { unimproved ( ) / improved (X) } property, known as 4820 Milner Drive (House Number) (Street) Nashville (P. O. Address: City or Town) 37211 (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 JAMES L. CURTIS and wife, SUSAN G. CURTIS their heirs and assigns, forever.

And we do covenant with the said JAMES L. CURTIS and wife, SUSAN G. CURTIS 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 we, BENNETT GRADY PHILLIPS II and wife, JACQUELINE K. PHILLIPS do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES L. CURTIS and wife, SUSAN G. CURTIS their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of September, 1971

Bennett Grady Phillips II
BENNETT GRADY PHILLIPS II

Jacqueline K. Phillips
JACQUELINE K. PHILLIPS

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 Bennett Grady Phillips II and wife, Jacqueline K. 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 16th day of September, 1971.

Rean E Tuck, Jr., Notary Public.

Commission expires July 23, 1974.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared

SEP 21 CONV 25,000.00
SEP 21 ESTAX A* 65.00
SEP 21 PRFEE A* .50
SEP 21 WDEED A* 4.00 * 69.50

with whom I am personally acquainted and who, upon oath, acknowledged 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 self as .....

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

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

....., Notary Public.

Commission expires .....

Lili Rawlek

BOOK 4538 PAGE 507