WARRANTY DEED

BOOK 4567 PAGE 923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James H. Phillips (NAME)	Same (NAME)	Map 58-12
120 No. 8th St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 14
Nashville Tenn 37206 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Willie C. King and wife, Artelia W. King

have this day bargained and sold, and do hereby transfer and convey unto the said

James H. Phillips and wife, Constance F. Phillips

their ~~XXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Fairmeade Acres, as of record in Book 3700, page 52, Register's Office for said County.

Said lot fronts 106 feet on the southerly side of Fairmeade Drive and runs back 322.9 feet on the easterly line and 315.80 feet on the westerly line, to a dead line in the rear and measures 147.1 feet.

Being the same property conveyed to Willie C. King and wife, Artelia W. King by deed from G. Daniel Miller and wife, Hazel S. Miller as of record in Book 4333, page 196, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6000.00

Subscribed and sworn to before me, this the 7 day of Jan 19 72

Affiant James H. Phillips

My commission expires: 7/23/73 (Affix Seal)

Notary Public

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

James H. Phillips and wife, Constance F. Phillips

their ~~XXXXXX~~ (successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James H. Phillips and wife, Constance F. Phillips, their ~~XXXXX~~ (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s *this* 7th *day of* January, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Willie C. King

Artelia W. King

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Sandon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Willie C. King and wife, Artelia W. King the within named 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 7 day of January, 1972

Commission expires 5/23/73 [illegible] 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.....

JAN 11 72 CONV *6,000.00
JAN 11 72 STAX A* 15.60
JAN 11 72 PRTFEE A* .50
JAN 11 72 WDEED A* 4.00 * 20.10

WARRANTY DEED

FROM

WILLIE C. KING, ET UX

TO

JAMES H. PHILLIPS, ET UX

B 44374

IDENTIF. REFERENCE

JAN 11 10 12 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON