BOOK 3570 PAGE 57

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
122 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000

Susan Working
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 1972.

Janice M. Smith
Notary Public

MY COMMISSION EXPIRES: 11-19-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby L. Warfield (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	
3838 Dunbar Drive (STREET ADDRESS OR ROUTE NUMBER)	175 Orange Street (STREET ADDRESS)	59-10-41
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	New Haven, Connecticut 06508 (CITY) (STATE) (ZIP)	

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, Joseph R. Phillips, and wife, Sarah W. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby L. Warfield, and wife, Margaret J. Warfield

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. 28 on the Plan of Royal Garden Estates, of record in Book 3700 Page 29, Register's Office forSaid County.

Being the same property conveyed to Joseph R. Phillips and wife, Sarah W. Phillips by warranty deed from W. C. Allen and wife, Irene N. Allen of record in Book 4069 Page 373 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved XX property known as 3838 Dunbar Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37207 (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 hands this 12th day of January, 19 72

Joseph R. Phillips

Sarah W. 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 Joseph R. Phillips and wife, Sarah W. 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 12th day of January 19 72

Commission expires 11-19-75

Janice M. Smith
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
Joseph R. Phillips & wife
Sarah W. Phillips

TO
Bobby L. Warfield & wife
Margaret J. Warfield

B 4 5 4 2 5

IDENTIF. REFERENCE

JAN 18 3 49 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 18 72	CONV	32,000.00			
JAN 18 72	S'TAX		A*	83.20	
JAN 18 72	PR'FEE		A*	.50	
JAN 18 72	W'DEED		A*	4.00	* 87.70

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