BOOK 4575 PAGE 348 **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP, PARCEL NUMBERS
James W. Phipps (NAME)	Dobson & Johnson, Inc. (NAME)	Map 84-7
2732 Windemere Drive (STREET ADDRESS OR ROUTE NUMBER)	1109 J. C. Bradford Building (STREET ADDRESS)	Pcl. 11
Donelson, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

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

Cash paid by James W. Phipps and wife, Emily M. Phipps, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said of the unpaid principal balance of a note in the original amount of $22,000.00, secured by a deed of trust to Albert Wm. Johnson, Trustee dated August 12, 1965, recorded August 13, 1965 in Book 3923, page 287, Register's Office for Davidson County, Tennessee.

We, Jimmy Franklin Webb and wife, Doreen S. Webb,

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

James W. Phipps and wife, Emily M. Phipps,

their *heirs and assigns,*

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

Being Lot No. 55 on the Plan of Sunny Acres, Section 3, in the 3rd Civil District, as of record in Book 2663, page 92, Register's Office for said County.

Said Lot No. 55 fronts 135 feet on the northerly side of Windemere Drive and extends back between parallel lines 299.7 feet to a dead line.

Being the same property conveyed to Jimmy Franklin Webb and wife, Doreen S. Webb by deed from Albert J. Parmentier and wife, of record in Book 4238, page 995, Register's Office for said County.

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,000.00

Subscribed and sworn to before me, this the 8th day of February 1972.

Affiant

My commission expires 8-9-72 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) 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 W. Phipps and wife, Emily M. Phipps, their

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,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James W. Phipps and wife, Emily M. Phipps, their

successors, heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 5th *day of* February, 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.*

X Jimmy Franklin Webb
Jimmy Franklin Webb

X Doreen S. Webb
Doreen S. Webb

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STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ MADISON

Personally appeared before me, Sula Hickerson, *a Notary Public in and for said County and State,* Jimmy Franklin Webb and wife, Doreen S. Webb,

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 JACKSON, *Tennessee, this* 5TH *day of* February, *19*72.

Sula Hickerson *Notary Public*

Commission expires 1-21-75

NOTARY PUBLIC DAVIDSON COUNTY

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 .....

FEB-9'72	CONV	34,000.00			
FEB-9'72	STAX		A*	88.40	
FEB-9'72	PRFEE		A*	.50	
FEB-9'72	RDEED		A*	4.00	* 92.90

WARRANTY DEED

FROM Jimmy Franklin Webb, et ux

TO James W. Phipps, et ux

B 47930

IDENTIF. REFERENCE

FEB 9 11 48 AM '72

FELIX E. 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 256-2056
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.