BOOK 4587 PAGE 520

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

# WARRANTY DEED

TIC-225016

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| Map 90-16<br>Plc. 23 PW | Mr/Mrs Joe S. Phillips<br>same as below | First Federal S&L Association<br>4th and Union<br>Nashville, Tennessee 37219 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| 8DA-32120 | 506 Scholarship Drive | 114161 |
| | | PROPERTY IS [X] IMPROVED [ ] UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 28, 1964, in the original principal sum of $15,000.00, payable to First Federal Savings & Loan Association, in monthly installments of $82.84 each, including principal and interest at the rate of 5-1/4% per annum, and being secured by a deed of trust executed by Edwin J. Brinkley and wife, Betty Rogers Brinkley, to T. I. Holman, Jr., Trustee, of record in Book 3807, page 113.

EDWIN J. BRINKLEY and wife, BETTY ROGERS BRINKLEY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE S. PHILLIPS and wife, BETTY PHILLIPS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 370 on the Map of Charlotte Park, Section V, as of record in Book 2663, pages 111 and 112.

Said Lot No. 370 fronts 66 feet on the northeasterly side of Scholarship Drive and extends back 163.4 feet on the northwesterly line and 179.6 feet on the southeasterly line, to a dead line in the rear, which is a broken line on which it measures 85 feet.

Being the same property conveyed to Edwin J. Brinkley and wife, Betty Rogers Brinkley, by deed from Russell M. Evans and wife, Mildred S. Evans, of record in Book 3807, page 112.

This conveyance is made subject to restrictions of record in Book 2875, page 426.

| | | | | | |
|---|---|---|---|---|---|
| MAR28[N] | CONV | 20,000.00 | | | |
| MAR28[N]S TAX | | | A* | 52.00 | |
| MAR28[N]PRTEE | | | A* | .50 | |
| MAR28[N] | DEED | | A* | 4.00 | * 56.50 |

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 Taxes, which have been prorated and assumed by the Buyers, and Except as shown above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 24th day of March 1972.

Betty Rogers Brinkley
Betty Rogers Brinkley

Edwin J. Brinkley
Edwin J. Brinkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Helen D. Scott, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Edwin J. Brinkley and wife, Betty Rogers Brinkley

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, the 24th day of March, 1972.

Helen D. Scott
Notary Public

My commission expires: May 25, 1975

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,000.00 Amount

Betty Phillips

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF March, 1972

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

B 53538

WARRANTY DEED
REF: Vs

FROM

EDWIN J. BRINKLEY AND WIFE

TO

JOE S. PHILLIPS AND WIFE

IDENTIF. REFERENCE

MAR 28 10 25 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public