BOOK 4587 PAGE 540

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

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	TAX PARCEL NUMBERS
Douglas L. Phillips	Dobson & Johnson, Inc.	Map 133-B
(NAME)	(NAME)	Pcl. 93
440 Tampa Drive	1109 J. C. Bradford Bldg.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100----------*Dollars,*

Cash paid by Douglas L. Phillips and wife, Gail G. Phillips, 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 $15,700.00, secured by a deed of trust to Albert Wm. Johnson, Trustee, of record in Book 4093, page 877, Register's Office for Davidson County, Tennessee.

We, Walter Franklin Trotter and wife, Blanche Imogene Trotter,

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

Douglas L. Phillips and wife, Gail G. Phillips,

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

Being Lot No. 47 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County.

Said Lot No. 47 fronts 67.6 feet on the easterly side of Tampa Drive and extends back 151.91 feet on the northerly line and 160.04 feet on the southerly line to a dead line, measuring 68.10 feet thereon.

Being the same property conveyed to Walter Franklin Trotter and wife, Blanche Imogene Trotter by deed from Ronald E. Wrinkle and wife, of record in Book 4250, page 85, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,500.00

Subscribed and sworn to before me, this the 27th day of March, 19 72

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

Douglas L. Phillips and wife, Gail G. Phillips, their

XXXXXX

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* Douglas L. Phillips and wife, Gail G. Phillips, their

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

Witness our *hand S this* 27th *day of* March, 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 Walter Franklin Trotter
Walter Franklin Trotter

X Blanche Imogene Trotter
Blanche Imogene Trotter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Jo Womble, a Notary Public in and for said County and State, Walter Franklin Trotter and wife, Blanche Imogene Trotter, 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 27th day of March, 1972.

Beverly Jo Womble, Notary Public

Commission expires 8/9/72

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.....

WARRANTY DEED

FROM

Walter Franklin Trotter, et ux

TO

Douglas L. Phillips, et ux

MAR 28 72 CONV 21,500.00
MAR 28 72 S TAX A* 55.90
MAR 28 72 PR FEE A* .50
MAR 28 72 W DEED A* 4.00 * 60.40

B 5 3 5 5 2

IDENTIF. REFERENCE

MAR 28 11 19 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 256-2650
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.