BOOK 4588 PAGE 325 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF March 19 72

Notary Public

MY COMMISSION EXPIRES: 8-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Phipps (NAME)	Same (NAME)	Map 148-7
5711 Old Hardin Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pcl. 5-38
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	56-57-58-59

Mail-to

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, C & S Builders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John S. Phipps

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 Lots Nos. 16, 17, 18 and 19 on the Plan of Valley West, Section 5, as of record in Book 4175, page 64, Register's Office for said County, to which said plan reference is here made for a completelegal description of said lots.

BEING part of the same property conveyed to C & S Builders, Inc., a Tennessee corporation, by deed from MEG Co., a Tennessee corporation, of record in Book 4397, page 130, Register's Office for said County.

AND being Lots Nos. 50, 51 , 53 and 86 on the Plan of Valley West, Section 2, as of record in Book 3600, page 86, Register's Office for said County, to which said plan reference is here made for a complete legal description of said lots.

BEING part of the same property conveyed to C & S Builders, Inc., by deed from MEG Co., a Tennessee corporation, of record in Book 4400, page 544, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictive covenants of record, and all easements and setback lines as set forth on the above plans.

As part of the above consideration, it is understood and agreed that there will be no duplexes built on any of the above lots.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (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 WHEREOF C S B ERS INC. has cau ed ts co orate name to si ed hereto by its duly authorized officer this the 29th day of March, 1972.

C & S BUILDERS, INC.

By: _____
John B. Cain, III, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, 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 _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John E. Cain, III

~~and~~ _____ with whom I am personally acquainted and who upon ~~(this oath)~~ acknowledged ~~(themselves)~~ (himself) to be the President

~~and~~ _____ ~~respectively~~ of the C & S Builders, Inc.

the within named bargainor, a corporation, and that (he) as such President

~~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 John E. Cain, III as such President ~~, and attesting the same by the said~~

~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the _____ day of March, 19 72

My commission expires 11-8-75

_____
Notary Public

NOTARY PUBLIC ST. LARGE TENNESSEE

WARRANTY DEED

FROM

C & S BUILDERS, INC.

TO

JOHN S. PHIPPS

B 53909

IDENTIF. REFERENCE

MAR 29 3 50 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR29'72	CONV	47,000.00			
MAR29'72	STAX		A*	122.20	
MAR29'72	PKFEE		A*	.50	
MAR29'72	WDEED		A*	4.00	* 126.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.