FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

James M. Pickell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November 19 72

M. G. Garner
Notary Public

MY COMMISSION EXPIRES: July 31-1973
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard D. Taylor, Attorney, 300 James Robertson Pkwy., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Philbin et ux (NAME)	First Federal Savings & Loan (NAME)	Map 117-2
2303 Sterling Road (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Par. 127
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, James M. Pickell and wife, Mary Pelham Pickell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micheal J. Philbin and wife, Nancy Shannon Philbin

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:

Being Lot No. 5 of Block 8 on the Map of the Stokes tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the north margin of Sterling Road and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to James M. Pickell and wife, Mary Pelham Pickell by deed from Claude S. Chadwick and wife, Mary Jenkins Chadwick of record in Book 1079, page 137 and by quitclaim deed from Randolph P. Pickell and wife, Elizabeth West Pickell of record in Book 4655, page 205, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2303 Sterling Road, Nashville, Tennessee 37215
(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 our hand S this 17th day of November, 1972

James M. Pickell

Mary Pelham Pickell

BOOK 4657 PAGE 359

STATE OF TENNESSEE
Davidson County

Personally appeared before me, N. G. Bauer, a Notary Public in and for said County and State, the within named James M. Pickell and wife, Mary Pelham Pickell

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 17 day of November 19 72

Commission expires July 31-1973

N. G. Bauer
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

28,000.00

WARRANTY DEED

FROM

James M. Pickell and wife,

Mary Pelham Pickell

TO

Michael J. Philbin and wife,

Nancy Shannon Philbin

B 84965

IDENTIF. REFERENCE

Nov 21 3 12 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV21 72	CONV	28,000.00			
NOV21 72	S TAX		A*	72.80	
NOV21 72	PR FEE		A*	.50	
NOV21 72	W DEED		A*	4.00	* 77.30