FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF November 19 72

Notary Public

MY COMMISSION EXPIRES: MAY 8, 1973

(AFFIX SEAL)

BOOK 4657 PAGE 413

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tenn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gale, Smith & Company, INC (NAME)	OWNER (NAME)	21W 01452
J. C. Bradford Bldg.		21W 10215
4th & Church (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ----------$161,000.00----------

- - ONE HUNDRED SIXTY ONE THOUSAND AND NO/100 - - - - - - - - - DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

We, Albert H. Phillips and wife, Elizabeth Glasgow Phillips,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Gale, Smith & Company, INC.

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

TRACT 1: Land in Davidson County, Tennessee, being the southerly parts of Lots Nos. 14 and 28 on the Map of Josephine E. Farrell and husband, Norman Farrell, Sr.'s Subdivision and Re-Subdivision of part of the Yandell Plan and part of the Elliston Property, as of record in Book 332, page 159, Register's Office for Davidson County, Tennessee, described as follows: Beginning on the easterly margin of Reidhurst, or Carlyle Avenue, at a point 115 feet south of the southerly margin of the first alley north of Elliston Place; thence eastwardly and parallel with said alley 100 feet to the easterly line of Lot No 28; thence southwardly with the easterly line of said Lot No 28, 75.5 feet to the northerly margin of Elliston Place; thence with the northerly margin of Elliston Place, westwardly 92.6 feet to the beginning of a curve; thence around said curve in a northwesterly direction 20 feet to the easterly margin of Reidhurst or Carlyle Avenue; thence with the easterly margin of said Avenue, northwardly 90 3/10 feet to the beginning.

Being the same property conveyed to Albert H. Phillips, by deed from John Floyd Mitchell and wife, Vera Applegate Mitchell, of record in Book 3649, page 382, Register's Office for Davidson County, Tenn.

TRACT NO 2: Being the northerly 115 feet of Lots 14 and 28 on the Map of Josephine E. Farrell, and husband, Norman Farrell Subdivision, and re subdivision of part of Yandell Plan and part of Elliston Property, as of record in Book 332, page 159, Register's Office for Davidson County, Tennessee. Said parts of Lots 14 and 28 front together 115 feet on the easterly side of Carlyle Avenue, and runs back between parallel lines, with the southerly margin of an alley, 100 feet to a dead line.

Being the same property conveyed to Albert H. Phillips by deed from Jake W. Sheridan and wife, Catherine Giles Sheridan, of record in Book 3672, page 563, Register's Office for Davidson County, Tennessee.

TRACT NO 3: Land in Davidson County, Tennessee, being Lot No 27 on the Map of Josephine E. Farrell's Subdivision of Part of Elliston Plan, of record in Book 332, page 159, Register's Office for Davidson County, Tenn.

Said Lot No 27 fronts 56 feet on the northerly side of Reidhurst Avenue, formerly Carlyle Avenue and runs back between parallel lines along the westerly margin of an alley, 110 feet to another alley in the rear.

Being the same property conveyed to Albert H. Phillips, by deed from William L. Crosley and Thomas F. Frist of record in Book 3900, page 303, Register's Office for Davidson County, Tennessee.

Elizabeth Glasgow Phillips, the wife of Albert H. Phillips, joins in the execution of this instrument for the purpose of conveying any right, title, or interest that she may have in and to the above described property, especially her marital rights.

NOV21'72	CONV	90,000.00			
NOV21'72	CONV	71,000.00			
NOV21'72	S'TAX		A*	418.60	
NOV21'72	PR'FEE		A*	.50	
NOV21'72	W'DEED		A*	4.00	* 423.10

This is unimproved ( ) improved (X) property, known as 2404 Elliston Place and 206 Reidhurst Avenue, Nash. Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 hands this 21st day of November, 1972

Albert H. Phillips

Elizabeth Glasgow Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert H. Phillips and wife Elizabeth Glasgow Phillips,

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 21st day of November, 1972.

Commission expires MAY 8, 1973

Notary Public

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 84989

IDENTIF. REFERENCE

Nov 21 3 34 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

KK & A Box # 4

TO
Gale, Smith & Company, INC.

FROM
Albert H. Phillips, et ux

WARRANTY DEED