BOOK 4662 PAGE 87

This instrument prepared by
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TIC-228501

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-14-110	Rebecca M. Graham	Rebecca M. Graham 3813 Hillsboro Road Nashville, Tenn. 37215
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
5D-46492	3979 Keeley Drive	PROPERTY IS ☒ 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 grantee herein to pay, the principal balance now due, plus future interest, on a certain note, dated July 10, 1970, in the original principal sum of $19,850.00, payable to Guaranty Mortgage Company (now payable to Home Federal Savings & Loan Association), in monthly installments of $152.65 each with interest as set forth in said note, and being secured by a deed of trust executed by David K. Phillips and wife, to Herschel Greer, Trustee, of record in Book 4430, page 857,

DAVID K. PHILLIPS and wife, SHIRLEY B. PHILLIPS hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto REBECCA M. GRAHAM

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. 228 on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45 and by Instrument of Correction of record in Book 4404, page 571.

Said Lot No. 228 fronts 70.9 feet on the southwesterly margin of Keeley Drive and extends back 232.9 feet on the northwesterly line and 195.3 feet on the southeasterly line, to a broken line in the rear on which it measures 103.4 feet.

Being the same property conveyed to David K. Phillips and wife, Shirley B. Phillips, by deed from Bill Wheeler Construction Company, Inc, a Tennessee corporation, as of record in Book 4430, page 855.

This conveyance is made subject to restrictions of record in Book 4295,page 696.

DEC-6??	CONV	20,500.00			
DEC-6?? S'TAX			A*	53.30	
DEC-6?? PR'FEE			A*	.50	
DEC-6?? W'DEED			A*	4.00	* 57.80

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.

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 25 day of September, 1972.

Shirley B. Phillips

David K. Phillips

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

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1972

My commission expires: May 25, 1975

Helen D. Scott
Notary Public

STATE OF OHIO
COUNTY OF STARK

Before me, Joanne Hudak, a Notary Public in and for the State and County aforesaid, personally appeared the within named David K. Phillips the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at North Canton, Ohio, this the 25th day of September, 1972.

JOANNE HUDAK
Notary Public, Stark County, Ohio
My Commission Expires March 13, 1975

My commission expires:

Joanne Hudak
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,500.00

(Mrs) Rebecca Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 19 72

MY COMMISSION EXPIRES: May 25, 1975 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED
REF:mas

FROM
DAVID K. PHILLIPS AND WIFE

TO
REBECCA M. GRAHAM

B 86682

IDENTIF. REFERENCE

Dec 6 9 00 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
REAU E. FOLK, JR. ATTY.
3824 Sidco Drive
Nashville, Tennessee
37215

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