WARRANTY DEED

BOOK 4674 PAGE 46

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elsie B. Isbell	First Federal Savings	Map 61-15
(NAME)	(NAME)	
1113 Sunnymeade Drive	Union at Fourth	par 155
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Deed →

FOR AND IN CONSIDERATION of the sum of .....

Ten ($10.00) and no/100 - - - - - - - - - - ..... *Dollars,*

cash in hand paid by Elsie B. Isbell, the receipt of which is hereby acknowledged and for the further consideration of the said Elsie B. Isbell, assuming and agreeing to pay the unpaid balance of an original indebtedness of $13,700.00 secured by deed of trust, executed by James T. Phillips and wife to T. I. Holman Jr. Trustee, of record in book 4477, page 140, Register's Office for Davidson County, Tenn.

We, James T. Phillips and wife Sandra S. Phillips,

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

Elsie B. Isbell

her *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 31 of Block B on the Map of Sunnymeade, as of record in book 843, pages 4 and 5, shown on a re-subdivision of Sunnymeade, of record in book 974, pages 56 and 57, Register's Office for said County.

Said lot No. 31 fronts 60 feet on the northerly side of Sunnymeade Drive and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to James T. Phillips and wife Sandra S. Phillips, by deed from J. P. Woodward, etal of record in book 4477, page 138, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

G. CANFIELD NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,243.72

Subscribed and sworn to before me, this the 20th day of January 19 73

Affiant X Elsie B. Isbell

My commission expires My Commission Expires AUG. 17, 1976 (Affix Seal)

Notary Public David G. Canfield

This is unimproved ( ) improved (X) property, known as 1113 Sunnymeade Drive (House Number) (Street) Nashville, Tenn. 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

Elsie B. Isbell

her *(successors),*

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* Elsie B. Isbell

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 20th *day of* January, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James T. Phillips Sandra S. Phillips

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David L. Canfield *a Notary Public in and for said County and State,* James T. Phillips and wife Sandra S. Phillips

*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* 20th *day of* January, *19*73.

David L. Canfield
Notary Public

Commission expires My Commission Expires AUG. 17, 1976

CANFIELD NOTARY PUBLIC DAVIDSON CO.

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 .....

JAN23F CONV 14,243.12
JAN23F S'TAX A* 36.92
JAN23F PR'FEE A* .50
JAN23F W'DEED A* 4.00 * 41.42

WARRANTY DEED
FROM
James T. Phillips, etux
TO
Elsie B. Isbell

B 92063

IDENTIF. REFERENCE

JAN 23 11 00 AM '73

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