BOOK 4684 PAGE 621

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 73

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jonathan 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
Christopher Phillips, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	16DA 1040
2926 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	Map 117-8
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	Par 6

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, Billy Hairston and wife, Minnie Hairston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Phillips and wife, Elizabeth Phillips

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 a survey of Lot No. 12, Block "B", on the Map of Belmont Terrace Annex No. 4, showing a division of same, as recorded in Book 974, page 97, Register's Office for said County, described as follows:

BEGINNING at the southerly margin of Primrose Circle, at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 223.5 feet to the northeasterly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, South, 39° 30' East, 106.5 feet to the northwesterly margin of a 15-foot alley; thence with said alley, North 42° 45' East, 100 feet, more or less, to the westerly line of Lot No. 13; thence with said line, northwardly 232.2 feet, more or less, to the southerly margin of Primrose Circle; thence with said Circle, southwestwardly 40 feet to the point of the beginning.

BEING the same property conveyed to Billy Hairston andwife, Minnie Hairston, by deed from R. Eugene Johnston and wife, Nancy Burnham Johnston, by deeds of record in Book 4434, page 526, and Book 4438, page 194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1174, page 492, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2926 Primrose Circle, Nashville, Tennessee
(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 hands this 22nd day of February, 19 73

Billy Hairston
Billy Hairston

Minnie Hairston
Minnie Hairston

STATE OF TENNESSEE
Davidson County

BOOK 4684 PAGE 622

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Hairston and wife, Minnie Hairston

the bargainors, 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 22nd day of February, 1973

Commission expires 11/8/75

Belinda Mitchell
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 (his oath / their several oaths) acknowledged (himself / themselves) 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

file in box # 4

WARRANTY DEED

FROM

BILLY HAIRSTON, ET UX

TO

CHRISTOPHER PHILLIPS, ET UX

B 9 6 4 8 6

IDENTIF. REFERENCE

FEB 28 3 14 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3074 Blackman Rd.
37211

FEB28 CONV 17,750.00
FEB28 S'TAX A* 46.02
FEB28 PR'FEE A* .50
FEB28 W'DEED A* 4.00 * 50.52