BOOK 4687 PAGE 308 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,950.00 Robert E. Goodpaster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 73.

Patsy A. Ratliff
Notary Public / Patsy A. Ratliff

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 2807 Nolensville Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James T. Phillips (NAME)	Thomas and Hill, Inc. (NAME)	5D 54088
209 JoAnn Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (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, Gardner Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Phillips et ux Sandra 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:

BEING Lot No. 88 on the Plan of Fair Oaks, Section II, as of record in Book 4460, Page 52, Register's Office for Davidson Cty., Tennessee.

SAID Lot No. 88 fronts 71 feet on the southerly margin of JoAnn Court and extends back on the easterly margin 138.90 feet and 135.48 feet on the westerly margin to a dead line in the rear which measures 80.70 feet thereon.

BEING the same property conveyed to Gardner Construction Company by deed from Jones Enterprises, Inc., as of record in Book 4561, Page 895, Register'sOffice for said County.

THIS conveyance is subject to restrictions as of record in Book 4556, Page 718, Register's Office for said County.

This is { unimproved / X improved } property, known as 209 JoAnn Court, Nashville, Tennessee 37211
(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 my hand this 6th day of March, 1973

GARDNER CONSTRUCTION COMPANY

Robert Ray Gardner

Robert Ray Gardner, President

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Ray Gardner and xxxxx (his oath) with whom I am personally acquainted and who upon (their several oaths) acknowledged (himself) (themselves) to be the President and xxxxx respectively of the Gardner Construction Company the within named bargainor, a corporation, and that (he) (they) as such President and xxx, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert Ray Gardner as such President, and attesting the same by the said xxxxx as such xxxxx.

Witness my hand and official seal at office at Nashville on this the 6th day of March, 1973.

My commission expires 5/10/75

Patsy A. Rath
Notary Public
Patsy A. Rath

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
GARDNER CONSTRUCTION COMPANY

TO
JAMES T. PHILLIPS ET UX
SANDRA PHILLIPS.

B 9 7 5 1 6

IDENTIF. REFERENCE

MAR 8 10 45 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 2

MAR-8[illegible]	CONV	19,950.00			
MAR-8[illegible]	S'TAX		A*	51.74	
MAR-8[illegible]	PR'FEE		A*	.50	
MAR-8[illegible]	W'DEED		A*	4.00	* 56.24