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This Instrument Was Prepared By

Dewey D. Pedigo III

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL, INSPECTION NO.
Dixie A. Phillips (NAME)	Noel-Palmer Mortgage Co. (NAME)	Map 82-12
408 Neil Avenue (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Par. 75
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand and no/100----------

----------($17,000.00)---------- *Dollars,*

cash in hand paid by Dixie A. Phillips the receipt of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC.

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

DIXIE A. PHILLIPS, her

(successors), heirs and assigns,

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

Land being Lot No. 3 on the plan of the Resubdivision of Lots 88 thru 94 of Bransford Realty Company Subdivision, as of record in Book 4300, page 179, Register's Office for said County.

Said Lot No. 3 fronts 60.0 feet on the westerly side of Neil Avenue and extends back 161.99 feet on the northerly line and 161.99 feet on the southerly line to a dead line measuring 60.0 feet thereon.

Being part of the property conveyed to Cumberland Builders, Inc., by deed from The Nashville Housing Authority, of record in Book 4610, page 956, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 16th day of March 19 73.

Affiant Dixie A. Phillips

My commission expires: 4/25/76 (Affix Seal)

Notary Public Mary E. Nacey

This is improved (X) unimproved ( ) property, known as 408 Neil Avenue, Nashville, Tennessee
(House Number) (Street) 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

Dixie A. Phillips, her

(successors), heirs and assigns forever. / Grantor does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor does

/ *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Dixie A. Phillips, her

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

Witness my *hand* this 16th *day of* March, 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.*

CUMBERLAND BUILDERS, INC.

By L. H. Hardaway, Sr.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,....., a Notary Public in and for said County and State,.....

.....

.....

the within named 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.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Virginia Leasorauer, a Notary Public of the State and County aforesaid, personally appeared L. H. Hardaway, Sr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Cumberland Builders, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee this 16th day of March, 1973.

Virginia Leasorauer Notary Public

Commission expires May 1, 1974

MAR21 73 CONV 17,000.00
MAR21 73 S'TAX A* 44.20
MAR21 73 PR'FEE A* .50
MAR21 73 W'DEED A* 4.00 * 48.70

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

Cumberland Builders, Inc.

TO

Dixie A. Phillips

B 9 9 1 1 1

IDENTIF. REFERENCE

MAR 21 2 08 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE