THIS INSTRUMENT WAS PREPARED BY: DAVID RUTHERFORD, ATTY., NASHVILLE, TENNESSEE

WARRANTY DEED

BOOK 1690 PAGE 957

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
NEWELL F. PHIPPS	SECURITY FEDERAL SAV. & LOAN ASSN.	Map 120-1
(NAME)	(NAME)	
741 WINTHORNE DRIVE	500 UNION STREET	Par. 29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37217	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100---------- *Dollars,*

cash in hand paid and other good and valuable consideration paid by the grantees, the receipt of which is hereby acknowledged.

We, Marvin K. Howard and wife, Ruth D. Howard

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

Newell F. Phipps and wife, Gail W. Phipps,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 320, on the Plan of Glengarry Park, Section 3, as of record in book 2900, page 25, Register's Office for said County.

Said Lot No. 320 fronts 90 feet on the southwesterly side of Winthorne Drive and extends back 233.5 feet on the northwesterly line and 190.5 feet on the southeasterly line to a dead line measuring 99.5 feet thereon.

Being the same property conveyed to Marvin K. Howard and wife, Ruth D. Howard by deed from Andrew Ewing, Trustee, of record in Book 3177, page 596, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in book 1788, page 349, book 2796, page 604, and book 2960, page 5, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to a ten-foot easement for public utility purposes along rear line of premises, and a 30-foot building setback line from Winthorne Drive.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 26,600.00

Subscribed and sworn to before me, this the 15th day of March 19 73

Affiant

My commission expires: November 3, 1976 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as 741 (House Number) Winthorne Drive (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

Newell F. Phipps and wife, Gail W. Phipps,

their *(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.* , except for the 1973 taxes which have been prorated and assumed by the grantees herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Newell F. Phipps and wife, Gail W. Phipps, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *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.*

Marvin K. Howard

Ruth D. Howard

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Paul K. Brown, a Notary Public in and for said County and State, Marvin K. Howard and Ruth D. Howard

the within named 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 15th day of March, 19 73

Paul K. Brown
Notary Public

Commission expires November 3, 1976

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 offices in _____, this _____day of_____, 19_____.

_____
Notary Public

Commission expires_____

MAR 21 73 CONV 26,600.00
MAR 21 73 S'TAX A* 69.16
MAR 21 73 PR'FEE A* .50
MAR 21 73 W'DEED A* 4.00 * 73.66

WARRANTY DEED

FROM

MARVIN K. HOWARD ET UX

TO

NEWELL F. PHIPPS ET UX

741 Winthorne Drive

Nashville, Tennessee 37217

File: Security Federal

B 9 9 1 2 4

IDENTIF. REFERENCE

MAR 21 2 24 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