BOOK 4696 PAGE 988

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00

Dwight D. Wagner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 73.

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: May 15, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight A. Wagner Jill Wagner (NAME)	M/M Dwight D. Wagner (NAME)	
413 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	413 Fairfax Avenue (STREET ADDRESS)	131-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	40 pcl

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, LOUIE M. PHILLIPS AND WIFE, ELIZABETH M. PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DWIGHT A. WAGNER AND WIFE JILL WAGNER

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 Lot No. 1 on the Plan of the Resubdivision of Lot Number 14 and the southerly 240 feet of Lot No. 13 on the Revised Plan of Westwood, as of record in Book 4060, page 116, Registers Office for said County.

Said Lot begins at an iron pin on the southerly side of an existing roadway easement which runs into tynewood Drive, as shown on the Plan of record in Book 4060, page 116, in said Register's Office; thence from said iron pin South 83 deg. 39' East 175.6 feet to an iron pin; thence South 01 deg. 46 min. West 515.0 feet to an iron pin; thence North 84 deg. 57' West 175.3 feet to an iron pin; thence North 01 deg. 46' East 519 feet to an iron pin, the point of beginning and containing 2.08 acres, more or less.

Being the same property conveyed to Louie M. Phillips, by deed from Fred F. Lucas and wife, Dorothy C. Lucas, of record in Book 4236, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1027, page 78, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Roadway easement granted by Louie Phillips to Matt H. Dobson, IV, et ux, of record in Book 4691, page 340, Register's Office for Davidson County, Tennessee, as shown on the Plan of record in Book 4060, page 116, Register's Office for said County.

This is unimproved ( ) improved ( ) property, known as _____ (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 hand this 16th day of March, 19 73

Louie M. Phillips Elizabeth M. Phillips

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Charles G Blackwood, Jr. , a Notary Public in and for said County and State, the within named Louie M. Phillips and wife, Elizabeth M. Phillips

the 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 16th day of March 19 73

Commission expires My Commission Expires 20th Oct., 1976 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 (their several oaths) (his oath) (themselves) (himself) acknowledged to be the and respectively of the the within named bargainor, a corporation, and that (he) (they) 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

APR-9 CONS 11500.00
APR-9 STAX A* 29.80
APR-9 RECFEE A* .50
APR-9 VDEED A* 4.00 * 34.40

Witness my hand and official seal at office on this the day of , 19

My commission expires Notary Public

C01827

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IDENTIF. REFERENCE

APR 9 4 05 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Gilley Title 178094-P

WARRANTY DEED

FROM

Louie M. Phillips and wife,

Elizabeth M. Phillips

TO

Dwight A. Wagner and wife

Jill Wagner

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.