BOOK 4710 PAGE 944 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 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
J. William Denny, Trustee (NAME)	SAME (NAME)	8W 2750
815 - 16th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 93-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par 239 & 240

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, Stu Phillips and wife, Aldona Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. William Denny, Trustee, with full power to mortgage, sell transfer, and convey without the joinder of any beneficiary

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 the 8th Ward of Davidson County, Tennessee, and being 1502 & 1504 Sigler Street, described as follows:

BEGINNING at a point in the northerly margin of Sigler Street, being the southwest corner of the property conveyed to Stu Phillips and wife, Aldona Phillips, by deed of record in Book 4531, page 587, Register's Office for said County; thence eastwardly along the northerly margin of Sigler Street, 39.5 feet to the beginning of a curve; thence around said curve, 15.48 feet to a point in the westerly margin of Fifteenth Avenue, South; thence northwardly along the westerly margin of said Fifteenth Avenue, South, 155.1 feet to the beginning of a curve; thence around said curve a distance of 15.90 feet to a point; thence westwardly 7.3 feet to a point; thence northwardly 8.4 feet to a point; thence westwardly 36 feet to a point; thence southwardly 183.5 feet to the point of the beginning.

BEING the same property conveyed to Stu Phillips and wife, Aldona Phillips, by deed from Broadway Realty Company, of record in Book 4531, page 587 and by deed from the Nashville Housing Authority, of record in Book 4682, page 571, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4220, page 723, 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 Grantee herein.

This is ( ) unimproved (X) improved property, known as 1502-1504 Sigler Street, 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 hand s this 25th day of May, 19 73

Stu Phillips

Aldona Phillips

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stu Phillips and wife, Aldona 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 25th day of May 1973

Commission expires 11/8/75

Belinda Merrill
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
STU PHILLIPS, ET UX

TO
J. WILLIAM DENNY, TRUSTEE

C 0 8 2 2 7

IDENTIF. REFERENCE

MAY 25 2 26 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY 25 73	CONV	40,000.00			
MAY 25 73	S'TAX		A*	104.00	
MAY 25 73	PR'FEE		A*	.50	
MAY 25 73	W'DEED		A*	4.00	* 108.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.