BOOK 4725 PAGE 601 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$20,500.00 Oliver Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 1973.

Dixie Lee Matthews
Notary Public Dixie Lee Matthews

MY COMMISSION EXPIRES: 8-30-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oliver Phillips et ux (NAME)	Mortgage Associates, Inc. (NAME)	3D-62105
216 Stewarts Ferry Pk. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	96-7
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	13

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, Glen Dale Penuel, Jr. et ux Bonnie L. Penuel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Oliver Phillips et ux Wylene Irwin 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 Tract No. 4 on a survey by Hickerson & Johnson, Engineers, dated July 30, 1962.

SAID Tract No. 4 fronts 84 feet on the southerly margin of Stewarts Ferry Pike and runs back 215.3 feet on the easterly line and 221 feet on the westerly line to a dead line in the rear measuring 84.2 feet thereon.

BEING the same property conveyed to Glen Dale Penuel, Jr. et ux Bonnie L. Penuel by deed of record in Book 4031, Page 766, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 216 Stewarts Ferry Pike, Nashville, Tennessee 37214
(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 2nd day of July, 19 73

Glen Dale Penuel, Jr.: Glen Dale Penuel, Jr.

Bonnie L. Penuel: Bonnie L. Penuel

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dixie Lee Matthews, a Notary Public in and for said County and State, the within named Glen Dale Penuel, Jr. et ux Bonnie L. Penuel

the bargainor, 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 2nd day of July 1973.

Commission expires 8-30-75

Dixie Lee Matthews
Notary Public
Dixie Lee Matthews

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

WARRANTY DEED

FROM

GLEN DALE PENUEL, JR. et ux

TO

OLIVER PHILLIPS et ux

G 14273

IDENTIF. REFERENCE

Jul 6 11 20 AM '73

FELIX [illegible]
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

JUL-6[illegible]	CONV	20,500.00				
JUL-6[illegible]S'TAX			A*	53.30		
JUL-6[illegible]PR'FEE			A*	.50		
JUL-6[illegible]	W'DEED		A*	4.00	*	57.80