BOOK 4710 PAGE 194
FORM NO. WD-1

PREPARED BY:
A. BRADEN FLOYD, JR. ATTY.
333 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

David A. Phillipy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF August, 1973.

A. Braden Floyd Jr.
Notary Public

MY COMMISSION EXPIRES: 5/23/77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David A. Phillipy (NAME)	Guaranty Mortgage Company (NAME)	Map 161-6
750 Huntington Parkway (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par 84
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Harry E. Runnion and wife, Susan W. Runnion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David A. Phillipy and wife, Joyce E. Phillipy

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. 35 on the Plan of Huntington Park, Section One, of record in Book 4175, page 10, Register's Office for said County.

SAID Lot No. 35 fronts 75.0 feet on the northerly or northeasterly side of Huntington Parkway, and runs back between parallel lines 150.0 feet to a line in the rear, on which it measures 75.0 feet.

BEING the same property conveyed to Harry E. Runnion and wife, Susan W. Runnion by deed from Atlas Construction Company, of record in Book 4475, page 803, Register's Office for Davidson County, Tennessee.

The grantees agree and assume to pay the unpaid balance of a mortgage to Guaranty Mortgage Company which is secured by a deed of trust of record in Book 4475, page 805, Register's Office for said County.

This is ( ) unimproved (X) improved property, known as 750 Huntington Parkway (House Number) (Street) Nashville, Tennessee (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 21st day of August, 1973

Harry E. Runnion

Susan W. Runnion

STATE OF ~~TENNESSEE~~ Illinois
~~Davidson~~ County Of DuPage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harry E. Runnion and wife, Susan W. Runnion

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~~ Oak Brook ~~Tennessee~~, this 21 day of August 1973.

Commission expires 6-24-74

Rosanne M. Huston
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

WARRANTY DEED

FROM

HARRY E. RUNNION AND WIFE,

SUSAN W. RUNNION

TO

DAVID A. PHILLIPY AND WIFE,

JOYCE E. PHILLIPY

C 2 0 9 1 4

IDENTIF. REFERENCE

AUG 23 1 01 PM '73

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

File: A. Braden Floyd, Jr.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG23	CONV	25,000.00			
AUG23	S'TAX		A*	65.00	
AUG23	PR'FEE		A*	.50	
AUG23	W'DEED		A*	4.00	* 69.50