Deed prepared: James H. Hill, Atty., 320 So. Gallatin Rd.,Madison,Tenn.

WARRANTY DEED

BOOK 4762 PAGE 17

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr.&Mrs.A. E. Phillips	Same	
(NAME:)	(NAME:)	43-8
Rt. 8 Box 166		4-5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Columbia, Tenn. 38401		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Four thousand and no/100 ($4,000.00) *Dollars,*

Cash in hand paid and for other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Homer Beaver and wife, Betty Beaver, the grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Arthur E. Phillips and wife, Hazel Maxine Phillips, the grantees and their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows: Land in Davidson County, Tenn. being Tracts Nos. 10 and 11 on the unrecorded Plan of H.A. Youngblood's Subdivision, described according to a map by Cantrell, Connell and Morrison, May, 1954, as follows:

BEGINNING at a point on the northwesterly margin of Shelby St. at the common corner of Lots nos.9 & 10, said point being 303.1 feet, as measured along the margin of said Street, from the beginning of a curve at the intersection of said street and Scenic Dr.,thence with the line between Tracts 9 & 10 northwesterly 159.2 feet to a point in the line of the Morgan Hurt property;thence with the line of said property and along the rear lines of Tracts 10 & 11, S. 43 deg.01'west 110 feet to the common rear corner of Tracts 11 & 12; thence with the line between said two tracts southeasterly 154 feet to the northwesterly margin of Shelby St.;thence with the margin of said St. N. 45 deg. 43' E. 110 feet to the point of beginning.

Being the same property as conveyed to Homer Beaver and wife, Betty Beaver, by deed from Robbie C. Richardson and wife, Claudine G. Richardson, as of record in Book 3532, page 399, R.O.D.C,, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October 1973

Notary Public

My commission expires: 5-17-74 (Affix Seal)

STATE OF TENNESSEE COUNTY OF DAVIDSON

This is (unimproved) property, known as ..... (House Number) (Street) 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 grantees and 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.*

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

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 31st *day of* October, 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.*

Homer Beaver

Betty Beaver

BOOK 4762 PAGE 18

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Homer Beaver and wife, Betty Beaver *the within named 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 Madison, *Tennessee, this* 31st *day of* October, *19*73

Commission expires 5-7-74 *Notary Public*

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 office in _____, *this* _____ *day of* _____, *19*____

_____ *Notary Public*

Commission expires _____

NOV-5? CONV *4,000.00
NOV-5? S'TAX A* 10.40
NOV-5? PR'FEE A* .50
NOV-5? W'DEED A* 4.00 * 14.90

WARRANTY DEED

FROM
Homer Beaver and wife, Betty

TO
Arthur E. Phillips and wife,
Hazel Maxine Phillips

C 3 0 7 0 4

IDENTIF. REFERENCE

Nov 5 3 57 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS