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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Mary Marquerite Phillips, widow

TO

Thomas R. Lipscomb, Jr. Et Ux

For draftsman's use

This instrument prepared by
CLYDE PAUL ROLLAND, ATTY.
2016 Parkway Towers East
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Lipscomb Jr. (NAME)	SAME (NAME)	81-15
2704 Jenkins Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	71
Nashville, Tenn 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C 4 4 1 5 7

IDENTIF. REFERENCE

MAR 4 11 15 AM '74

FELIX Z. DIN... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 3,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 74

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 24, 1976
(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- DOLLARS cash in hand paid by THOMAS R. LIPSCOMB, JR. and wife, DOROTHY J. LIPSCOMB, and other good and valuable considerations, receipt of which is hereby acknowledged,

MARY MARQUERITE PHILLIPS, A widow

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said

THOMAS R. LIPSCOMB, JR. and wife, DOROTHY J. LIPSCOMB

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. 73 of S. A. Champion's Subdivision of Lots Nos. 85 to 168, and 169 to 228 and Lots 235 to 252, inclusive of the Harding Plan, as of record in Book 21, page 80, of the Register's Office for said County, and said Subdivision Plan of record in Book 161, page 132, said Register's Office.

SAID Lot No. 73 fronts 50 feet on the easterly side of 22nd Avenue, North formerly Champion Avenue, and runs back between parallel lines 154.7 feet to an alley.

BEING part of the same property conveyed to W. T. Phillips by deed from Alice E. Geny, a widow of record in Book 739, page 531, said Register's Office and all of the property conveyed to Wm. T. Phillips by deed from Ernest H. Sullivan and wife, Minnie Lee Sullivan of record in Book 898, page 450, said Register's Office. The said Wm. T. Phillips and the said W. T. Phillips being one and the same person, and he having since died testate conveying all of the aforesaid property to Mary Marquerite Phillips by will of record in Will Book 57, page 213, Probate Clerk's office for said County.

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WD-2

This is unimproved (X) improved ( ) property, known as Lot 73 S A Champion's S/D (House Number) Nashville (Street) (P. O. Address: City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS R. LIPSCOMB, JR. and wife, DOROTHY J. LIPSCOMB their heirs and assigns, forever.

And I do covenant with the said THOMAS R. LIPSCOMB, JR. and wife, DOROTHY J. LIPSCOMB that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as of record.

And I, Mary Marquerite Phillips do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said THOMAS R. LIPSCOMB, JR. and wife, DOROTHY J. LIPSCOMB, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of February, 1974

Mary Marquerite Phillips
MARY MARQUERITE PHILLIPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Marquerite Phillips

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 28th day of February, 19 74

JOE T. SHAFFORD NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE AT LARGE

My Commission Expires July 24, 1976

Notary Public.

Commission expires

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

MAR-4-74 STATE TAX A* 7.80
MAR-4-74 PBTEE A* .50
MAR-4-74 RECFEE A* 4.00 * 12.30

Witness my hand and seal, at office in ,

this day of , 19 .

, Notary Public.

Commission expires