BOOK 4811 PAGE 211

Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$23,500.00 Robert W. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April, 1974

Notary Public Thomas B. Haynes

MY COMMISSION EXPIRES: 11/8/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Phillips (NAME)	Thomas and Hill, Inc. (NAME)	02D-11450
2014 Forges Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	135-9
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Charleston, West Va. 25327 (CITY) (STATE) (ZIP)	5

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, Virgil L.E. Harms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Phillips et ux Bonnie M. 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 Lot No. 6, on the plan of Una Manor, Section 3, of record in Book 2900 page 95, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Virgil L.E. Harms and wife Emma W. Harms by deed from The Union Acceptance Corporation, A Tennessee Corporation, of record in Book 3465, page 115, Register's Office, Davidson County, Tennessee. The said Emma W. Harms now being deceased, as evidenced by Certificate of Death no. 73-031388.

THIS conveyance is subject to all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2014 Forges Drive (House Number) (Street) Nashville, Tennessee 37217 (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 26th day of April, 19 74

Virgil L E. Harms Virgil L E Harms

Emma W. Harms ✓

BOOK 4811 PAGE 212

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgil L.E. Harms et ux Emma W. Harms

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 26th day of April

Commission expires 11/8/77

Notary Public Thomas J. Haynes

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

VIRGIL L.E. HARMS ET UX

EMMA W. HARMS

TO

ROBERT W. PHILLIPS ET UX

BONNIE M. PHILLIPS

C 52403

IDENTIF. REFERENCE

MAY 1 1 22 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

MAY-1	CONV	23,500.00			
MAY-1 S'TAX			A*	61.10	
MAY-1 PR'FEE			A*	.50	
MAY-1	W'DEED		A*	4.00	* 65.60