BOOK 4814 PAGE 419

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	147-5
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	22A Pt

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

MAY 10 75	CONV	28,800.00			
MAY 10 75	S TAX		A*	74.88	
MAY 10 75	PR FEE		A*	.50	
MAY 10 75	W DEED		A*	4.00	* 79.38

JAMES D. BRANAN AND WIFE, PHYLLIS H. BRANAN

have bargained and sold, and by these presents do transfer and convey unto the said TEDDY O. PHILLIPS AND WIFE, JEAN B. PHILLIPS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 70, on the Map of Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 81 feet on the westerly side of Timberdale Drive and extends back between lines 243.2 feet on the northerly side and 242 feet on the southerly side to a dead line on which it measures 92.2 feet.

Being the same property conveyed to James D. Branan and wife, Phyllis H. Branan by deed from Sheridan Construction Company, a Tennessee corporation of record in Book 3132, page 231, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 4915 Timberdale Drive, Nashville, Tenn. 37211
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of May, 19 74.

James D. Branan
JAMES D. BRANAN

Phyllis H. Branan
PHYLLIS H. BRANAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sanford A. Cunningham, a Notary Public in and for said County and State, the within named JAMES D. BRANAN AND WIFE, PHYLLIS H. BRANAN

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 9th day of May, 19 74.

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $28,800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Teddy O. Phillips

Sworn to and subscribed before me this 9th day of May, 19 74

My commission expires Oct. 5, 1975 Notary Public Sanford A. Cunningham

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
Instrument prepared by
Name: WILLIAMSON AND LACKEY Address: First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM JAMES D. BRANAN AND WIFE, PHYLLIS H. BRANAN

TO TEDDY O. PHILLIPS AND WIFE, JEAN B. PHILLIPS

05 3858

IDENTIF. REFERENCE

MAY 10 3 47 PM '74

FELIX Z. WILLCUTT REGISTER DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FORM 1032 HARVEY REV. 4/1/72