BOOK 4816 PAGE 743

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 1974

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marion Phillips et ux (NAME) | First Federal Savings & Loan Assn. (NAME) | Map 72-10 |
| (STREET ADDRESS OR ROUTE NUMBER) | 4th at Union (STREET ADDRESS) | Par 35 |
| (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | 15D11415 |

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~~ I, Mrs. Alene McClure

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marion Phillips and wife, Mary Frances 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 the westerly 1/2 of Lot No. 21, on the Map of Keller's Subdivision, as of record in Book 421, page 86, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Litton Avenue as widened, as shown on said plan, and runs back between lines, 252.75 feet on the westerly line and a 254 feet, more or less, on the easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Mrs. Alene McClure by deed from Edward Carroll and wife, Naomi T. Carroll, of record in Book 4287, page 713, Register's Office for said County.

Grantees assume and agree to pay the balance due on a first mortgage note secured by a deed of trust executed by Edward Carroll and Naomi T. Carroll, to T. I. Holman, Jr., Trustee, securing First Federal Savings & Loan Association of Nashville in the original principal sum of $6,750.00, of record in Book 3327, page 71, Register's Office for Davidson County, Tennessee.

Grantor herewith transfers to grantees all sums of money held in escrow, including the prepaid hazard insurance now in force, in connection with said loan and property held by First Federal Savings and Loan Association of Nashville or assigns.

unimproved ( ) This is improved (X) property, known as 1309 (House Number) Litton Avenue (Street) Nashville, Tenn. (P. O. Address) 37216 (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 my hand this 23rd day of April, 1974

Mrs. Alene McClure

STATE OF TENNESSEE
Davidson County

BOOK 4816 PAGE 744

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mrs. Alene McClure

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 23rd day of April, 1974.

Commission expires 2/14/76

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
Mrs. Alene McClure

TO
Marion Phillips et ux

1309 Litton Avenue, Nashville, Tenn.

C 5 4 9 1 5

IDENTIF. REFERENCE

MAY 20 9 18 AM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | | |
|---|---|---|---|---|---|---|
| MAY20[illegible] | CONV | *6,000.00 | | | | |
| MAY20[illegible] | S'TAX | | A* | 15.60 | | |
| MAY20[illegible] | PR'FEE | | A* | .50 | | |
| MAY20[illegible] | W'DEED | | A* | 4.00 | * | 20.10 |