ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
WILLIAM E. KOTAS, ET UX (NAME)	JOHN W. MURPHREE COMPANY (NAME)	
308 ASH GROVE DRIVE (STREET ADDRESS OR ROUTE NUMBER)	1283 MURFREESBORO ROAD (STREET ADDRESS)	162-5
NASHVILLE, TENNESSEE 37211 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	16 1 PW

WARRANTY DEED

For and in consideration of the sum of $10.00----------
TEN AND NO/100----------DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, PHILHALL CORPORATION

MAY 24 74	CONV	35,950.00			
MAY 24 74	S'TAX		A*	93.34	
MAY 24 74	PR'FEE		A*	.50	
MAY 24 74	W'DEED		A*	4.00	* 97.84

have bargained and sold, and by these presents do transfer and convey unto the said
WILLIAM E. KOTAS AND WIFE, TERRY A. KOTAS

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. 56 on the Plat of Hickory Valley Subdivision, Section 2-A, of record in Plat Book 4300, page 111, Register's Office for said County.

Said Lot 56 fronts 77 feet on the northeasterly margin of Ash Grove Drive and extends back 149.13 feet onthe northwesterly line and 173.54 feet on the southeasterly line, to a line on the rear on which it measures 103.25 feet.

Being the same property conveyed to Philhall Corporation, by deed from Ronnie E. Nash and wife, Linda S. Nash, as of record in Book 4812, page 561, said Register's Office.

This is improved (X) unimproved ( ) property, known as 308 Ash Grove Drive, Nashville, Tennessee 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 23 day of May, 19 74.

PHILHALL CORPORATION
BY: Lunsford M. Hollins

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, VIRGINIA PHILLIPS, a Notary Public of the State and County aforesaid, personally appeared LUNSFORD M. HOLLINS and _____, with whom I am personally acquainted, and who, upon oath, acknowledged HIMSELF to be ASSIT. VICE-PRESIDENT and _____ respectively of the PHILHALL CORPORATION, the within named bargainor, a corporation, and that HE as such ASSIT. VICE-PRESIDENT 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 LUNSFORD M. HOLLINS as such ASSIT. VICE-PRESIDENT and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in NASHVILLE, TENNESSEE, this 23 day of MAY, 19 74.

Virginia Phillips Notary Public

Commission expires 8-18-75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 35,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William E. Kotas

Sworn to and subscribed before me this 23 day of May, 19 74.

My commission expires 8-18-75 Notary Public Virginia Phillips

This instrument was prepared by:

C. H. BRILEY, JR.	ATTORNEY	344 4th AVENUE NORTH	NASHVILLE, TENNESSEE
Name		Address	

G-236521 bhb

WARRANTY DEED

FROM PHILHALL CORPORATION

TO WILLIAM E. KOTAS, ET UX

C 55728

IDENTIF. REFERENCE

MAY 24 10 59 AM '74

DAVIDSON COUNTY, TENN.

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

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

FORM 1002 HERSEY REV. 4/1/73