BOOK 1820 PAGE 340

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID P. PHILLIPS, ET UX (NAME)	Dobson & Johnson, Inc. (NAME)	
109 Peggy Street (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Boulevard (STREET ADDRESS)	Map 42-16
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par 49

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of an indebtedness of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, to Dobson & Johnson, Inc.,

WE, BOBBY A. WOODALL and wife, MERILYN Y. WOODALL, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said DAVID P. PHILLIPS and wife, DEBORAH C. PHILLIPS, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Finnland Heights, Part 2, as of record in book 1424, page 7, Register's Office for said County.

Said lot fronts 100 feet on the east side of Peggy Street and runs back between lines 128.8 feet on the north line and 120.4 feet on the south line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Bobby A. Woodall and wife, Merilyn Y. Woodall, by deed from Dobson & Johnson, Inc., of record in Book 3703, page 231, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,250.00

Subscribed and sworn to before me, this the 23 day of May 19 74

Affiant Homer E. Chance

My commission expires: Nov 4, 1974 (Affix Seal)

Notary Public Handy L. Chance

This is { unimproved / improved (X) } property, known as 109 (House Number) Peggy Street (Street) Madison, Tennessee P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 23 *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Bobby A. Woodall

XX Merilyn Y. Woodall

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* BOBBY A. WOODALL and wife, MERILYN Y. WOODALL

the within named 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 Madison, *Tennessee, this* 23 *day of* May, *19* 74

Notary Public

Commission expires Nov. 4, 1974

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* .....

Witness my hand and seal, at office in ....., *this* .....day *of* ....., *19*.....

.....Notary Public

Commission expires .....

MAY 30 74 CONV 17,250.00
MAY 30 74 S'TAX A* 44.72
MAY 30 74 PR'FEE A* .50
MAY 30 74 W'DEED A* 4.00 * 49.22

WARRANTY DEED

FROM

BOBBY A. WOODALL ET UX

TO

DAVID P. PHILLIPS ET UX,

DEBORAH C. PHILLIPS

C 5 6 6 2 0

IDENTIF. REFERENCE

MAY 30 3 35 PM '74

DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS