THIS INSTRUMENT PREPARED BY:
David B. Herbert
DAVID B. HERBERT
ATTORNEY NASHVILLE, TENN.

BOOK 4829 PAGE 316

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-3-68	Mr/Mrs John W. Phillips same as below	First Federal Savings & Loan 4th & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S) 9D-65816	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 837 Stirrup Drive	LOAN OR ACCOUNT NO. 700377-7 PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated August 22, 1973, in the original principal sum of $39,600.00, payble to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set out therein, and being secured by a deed of trust executed by Max A. Cobble and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4740, page 396,

JUN28 CONV 57,100.00
JUN28 S'TAX A* 148.46
JUN28 PR'FEE A* .50
JUN28 W'DEED A* 4.00 * 152.96

MAX A. COBBLE AND WIFE, DORIS C. COBBLE
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN W. PHILLIPS and wife, CAROL M. PHILLIPS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 332 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108.

Said Lot fronts 92.84 feet on the west margin of Stirrup Drive and extends back 158.0 feet on the north line and 179.4 feet on the south line, to a line in the rear on which it measures 114.6 feet.

Being the same property conveyed to Max A. Cobble and wife, Doris C. Cobble, by deed from Alvin W. Terrel, Enterprises, a partnership as of record in Book 4740, page 394.

This conveyance is made subject to restrictions of record in Book 4643, page 946.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. Except as shown above and 1974 taxes which have been prorated and assumed by Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26th day of June, 1974.

Doris C. Cobble
Doris C. Cobble

Max A. Cobble
Max A. Cobble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Douglas A. Brace, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Max A. Cobble and wife, Doris C. Cobble

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, the 26th day of June, 1974.

Douglas A. Brace
Notary Public

My commission expires 4/23/78

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 57,100.00

John W. Phillips
Affiant

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

MY COMMISSION EXPIRES 4/23/78 (AFFIX SEAL)

Douglas A. Brace
Notary Public

DOUGLAS A. BRACE NOTARY PUBLIC DAVIDSON COUNTY

C 6 1 0 0 4

WARRANTY DEED

FROM

MAX A. COBBLE AND WIFE

TO

JOHN W. PHILLIPS AND WIFE

IDENTIF. REFERENCE

JUN 28 2 08 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Flr. 3rd Natl. Bk. Bldg.
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____