BOOK 4856 PAGE 512

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME)	First Federal	60-12
(STREET ADDRESS OR ROUTE NUMBER)	(NAME) Union at Fourth	Pav-58
(CITY) (STATE) (ZIP CODE)	(STREET ADDRESS) Nashville, Tennessee 37219	
	(CITY) (STATE) (ZIP CODE)	

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 are hereby acknowledged; we,

JUL 22	CONV	17,750.00			
JUL 22	S TAX		A*	46.02	
JUL 22	PR FEE		A*	.50	
JUL 22	W DEED		A*	4.00	* 50.52

LARRY D. DIXON AND WIFE, BOBBIE H. DIXON

have bargained and sold, and by these presents do transfer and convey unto the said CURTIS D. PHILLIPS AND WIFE, PATRICIA A. 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 part of the Russell M. Tate 6.17 acre tract described in a deed of record in Book 1537, page 578, Register's Office for said County and described according to a survey made by Z.J. Wilkinson, Surveyor, dated November 7, 1958, as follows to wit:

BEGINNING at a point in the northerly margin of Hart Lane, said point being the southeast corner of the 6.17 acre Tate tract and same being the southwest corner of a ten acre tract conveyed to Edna McGann Alexander by deed from Lucille Smith of record in Book 1513, page 117, said Register's Office; thence from said point north 6° east 200 feet along the common boundary of the 6.17 acre Tate tract and the said Alexander tract to an iron pin in said common boundary line; thence north 82° 25' west 70 feet to an iron pin; thence south 6° west 200 feet to an iron pin in the northerly margin of Hart Lane; thence east along the northerly margin of Hart Lane, 70 feet to the point of beginning.

Being the same property conveyed to Larry D. Dixon and wife, Bobbie H. Dixon, by deed from Denton Ratliff and wife, of record in Book 3981, page 413, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 117 Hart Lane, Nashville, Tennessee 37210
(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 19th day of July, 1974.

Larry D. Dixon
LARRY D. DIXON

Bobbie H. Dixon
BOBBIE H. DIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Sandra A. Cummings, a Notary Public in and for said County and State, the within named LARRY D. DIXON AND WIFE, BOBBIE H. DIXON

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 16th day of July, 1974

My commission expires Oct. 4, 1975 Notary Public Sandra A. Cummings

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 $ 17,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Patricia A. Phillips

Sworn to and subscribed before me this 16th day of July, 19 74

My commission expires Oct. 4, 1975 Notary Public Sandra A. Cummings

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON AND LANKEY Address

First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

LARRY D. DIXON AND WIFE,

BOBBIE H. DIXON

TO

CURTIS D. PHILLIPS AND WIFE,

PATRICIA A. PHILLIPS

063940

IDENTIF. REFERENCE

JUL 22 3 18 PM '74

FELIX Z. WILSON II 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

M 1002 HEBBEY REV. 4/1/73