FORM NO. WD-1

BOOK 4840 PAGE 874

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1974.

Notary Public

MY COMMISSION EXPIRES: 2/4/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS L. PHILLIPS, et ux	First Federal S&L	MAP 75-7
(NAME)	(NAME)	
	Union at Fourth	PAR. 112
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tn 37219	M-V
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MARTIN R. BUBIS, a single man, d/b/a BUBIS CONSTRUCTION COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. PHILLIPS, et ux
SUE A. 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:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 80.13 feet on the easterly side of Baton Rouge Drive and extends back 150 feet on the northerly line and 150.30 feet on the southerly line to a dead line measuring 70.73 feet thereon.

Being part of the property conveyed to Martin R. Bubis, a single man, d/b/a Bubis Construction Company, by deed from Martin R. Bubis, Trustee, of record in Book 4756, page 207, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 4385 Baton Rouge Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (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 30th day of July, 19 74

x Martin R. Bubis
MARTIN R. BUBIS

BOOK 4810 PAGE 875

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan 2 Sattem, a Notary Public in and for said County and State, the within named Martin R. Bubis, a single man

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30 day of July 1974

Commission expires 2/4/75

Alan 2 Sattem
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

Martin R. Bubis, d/b/a

BUBIS CONSTRUCTION COMPANY

TO

THOMAS L. PHILLIPS AND WIFE, SUE A. PHILLIPS

C 6 6 0 1 6

IDENTIF. REFERENCE

AUG 5 2 41 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

AUG-5-74	CONV	43,500.00			
AUG-5-74	S'TAX		A*	113.10	
AUG-5-74	PR'FEE		A*	.50	
AUG-5-74	W'DEED		A*	4.00	* 117.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.