PREPARED BY
A. BRADEN LOYD, JR. ATTY.
338 WHITE BRIDGE ROAD
NASHVILLE, TN 37209

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,485.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 19 74

Notary Public

MY COMMISSION EXPIRES: 4-1-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Phillip Clinard et ux (NAME)	First Federal Sav. & Ln. Assn. (NAME)	142-11
7212 Birch Bark Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	95
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, John W. Phillips and wife, Carol M. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Phillip Clinard and wife, Frances Clinard

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:

BEING Lot No. 35 on the Plan of Valley West, Section Two, of record in Book 3600, page 86, Register's Office for said County.

SAID Lot No. 35 fronts 119.72 feet on the west side of Birch Bark Drive and extends back 177.37 feet on the north line and 183.99 feet on the south line to a dead line in the rear, on which it measures 105.09 feet.

BEING the same property conveyed to John W. Phillips and wife, Carol M. Phillips by deed from Richard J. Stephens and wife, Nancy Stephens of record in Book 4611, page 741, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 7212 Birch Bark Drive (House Number) (Street) Nashville, Tennessee (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 our hand S this 23rd day of August, 19 74

John W. Phillips

Carol M. Phillips

BOOK 4847 PAGE 210

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Phillips and wife, Carol M. Phillips

the bargainors, 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 23rd day of August 19 74

Commission expires 4-1-75

Jerry W. Black
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

C 68896

WARRANTY DEED

FROM
JOHN W. PHILLIPS AND WIFE,

TO
CAROL M. PHILLIPS

C. PHILLIP CLINARD, ET UX

IDENTIF. REFERENCE

AUG 27 1 58 PM '74
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG27	CONV	40,485.00			
AUG27	S'TAX		A*	105.30	
AUG27	PR'FEE		A*	.50	
AUG27	W'DEED		A*	4.00	* 109.80

File

A. Braden Floyd, Jr.,
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.