WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Gary W. Phillips and wife, Esther D. Phillips	Guaranty Mortgage Company	Map 90-12
(NAME) 6308 Robertson Road	Mortgage Division First American Center	#51
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	8DA-20925
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 -------($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Guaranty Mortgage Company and secured by a Deed of Trust of record in Book 2944, page 59, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

C 83010

IDENTIF. REFERENCE

FELIX A. WILSON II REGISTER DAVIDSON COUNTY, TENN. DEC 31 1 59 PM '74

BILLIE SHEPARD and wife, IRENE D. SHEPARD

have this day bargained and sold, and do hereby transfer and convey unto the said

GARY W. PHILLIPS and wife, ESTHER D. PHILLIPS

their (successors, heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Gaileywood Subdivision, as of record in Book 2663, page 123, Register's Office for said County.

Said Lot No. 7 fronts 60 feet on the northerly side of Robertson Road and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Billie Shepard and wife, Irene D. Shepard by deed from N. H. Barker and wife, Dorothy H. Barker, of record in Book 2926, page 301, Register's Office for said County.

DEC31	CONV	16,000.00			
DEC31	STTAX		A*	41.60	
DEC31	PRFEE		A*	.50	
DEC31	WDEED		A*	4.00	* 46.10

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 18th day of December 19 74

Affiant - Gary W Phillips

My commission expires 4/27/77 (Affix Seal)

Notary Public Gail P Pigg

This is improved (X) unimproved ( ) property, known as 6308 Robertson Road, Nashville, Tennessee
(House Number) (Street) 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

Gary W. Phillips and wife, Esther D. Phillips

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, except for 1974 taxes, restrictions of record in Book 2882, page 123, &Book 2921,page 83, & Plan of record in Book 2663, page 123, said Register's Office.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Gary W. Phillips and wife, Esther D. Phillips

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 18th day of December, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Billie Shepard
Billie Shepard

Irene D. Shepard
Irene D. Shepard

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Billie Shepard and wife, Irene D. Shepard

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 Nashville, Tennessee, this 18th day of December, 19 74.

Gail Pigg
Notary Public

Commission expires 4/27/77

GAIL PIGG NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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.....

WARRANTY DEED

FROM

Billie Shepard et ux

TO

Gary W. Phillips et ux

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

RETURN TO GAIL PIGG