BOOK 4902 PAGE 228

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. R. Phillips, et ux	Randall Phillips	
(NAME:)	(NAME:)	26-16
2340 Spring Branch Rd.	3102 Ambrose Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	51
Madison, Tn. 37115	Nashville, Tn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*
the receipt of which is hereby acknowledged,

APR-85	CONV	*1,335.00				
APR-85	S'TAX		A*	3.38		
APR-85	PR'FEE		A*	.50		
APR-85	W'DEED		A*	8.00	*	11.88

I, Gladys Phillips, a widow,
have bargained and sold, and by these presents do transfer and convey unto the said E. R. Phillips and wife, Louise T. Phillips, their heirs and assigns, my one-half undivided interest to and in ~~heirs and assigns;~~ *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a 0.89 more or less acre tract of land lying in the 10th Civil District of Davidson County, Tennessee. said tract further described as being a portion of the Charles and E. R. Phillips property as of record in Book 2300, page 87, Register's Office for Davidson County, Tennessee.
Beginning at a point lying on the northwesterly margin of Spring Branch Drive, said point further described as being the southeast corner of Lot 17 of North Hill Estates as of record in Book 3842, page 77, Register's Office Davidson County, Tennessee; thence leaving said margin of said Spring Branch Drive and running with the northeasterly line of Reserved Parcel "A" of the said North Hill Estates north 53 degrees 38 minutes west a distance of 741.74 feet to a point; thence leaving said margin of said Reserved Parcel "A" and running with a 6.62 more or less, acre tract of land, being the property of E. R. Phillips as of record in Book 4131, page 981, Register's Office Davidson County, Tennessee south 63 degrees 25 minutes 33 seconds east a distnace of 666.92 feet to a point said point being on the northwesterly margin of proposed Spring Branch Drive; thence in a southerly direction around a curve having a radius of 625 feet a distance of 117.70 feet to the point of beginning containing, 0.89 more or less, acres.
Being the property conveyed to E. R. Phillips, a 1/2 undivided interest by deed from G. L. Comer, Trustee, as of record in Book 2300, page 87, and the other 1/2 undivided interest in Gladys Phillips, by deed from Mary Phillips Thompson, as of record in Book 2695, page 83, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1335

Subscribed and sworn to before me, this the 7th day of April, 19 76

Affiant

My Commission expires: Feb 22 1976 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. R. Phillips and wife Louise T. Phillips, their *heirs and assigns, forever.*

And I *do covenant with the said* E. R. Phillips and wife, Louise T. Phillips *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Gladys Phillips, *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* E. R. Phillips and wife, Louise T. Phillips, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 7th *day of* April, *19* 75., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gladys Phillips

Gladys Phillips

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lunsford M. Hollins Jr., a Notary Public in and for said County and State, the within named Gladys Phillips, a widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of April, 19 75.

Lunsford M. Hollins Jr., Notary Public.

Commission Expires Feb. 23, 1976.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., 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..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

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WARRANTY DEED

FROM

Gladys Phillips

TO

E. R. Phillips, et ux

C 9 3 4 3 6

IDENTIF. REFERENCE

APR 8 9 35 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37203