BOOK 4910 PAGE 346

SEND TAX STATEMENTS TO:

Mrs. Lillian Phillips
317 Fairfax Avenue South
Nashville, Tennessee

MAP NO. 104-10

PARCEL NO. 93

FIELD BOOK NO. 26 W 07275

This instrument prepared by:
BERRY AND BERRY, Attorneys at Law
Town Square, Franklin, Tennessee

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, LILLIAN N. PHILLIPS, have this day bargained and sold and do hereby transfer and convey unto PEGGY P. WELDON, BETTY P. BERRY, W. L. PHILLIPS, SR., AND Y. Y. PHILLIPS, JR., their heirs and assigns, but reserving to myself a life estate in said property, that certain tract or parcel of land, lying and being located in Davidson County, Tennessee, described as follows, to-wit:

Being the easterly 75 feet front of Lot No. 52 on the plan of the Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, page 124 and 125, Register's Office for said County, described as follows:

Beginning at the southwest corner of Fairfax and Marlborough Avenue, being the northeast corner of said lot No. 52; thence with the southerly margin of Fairfax Avenue westerly 75 feet to a point 50 feet easterly from the corner of Lots Nos. 51 and 52 on said plan; thence southwardly parallel with the line between said two lots to a point on the margin of Marlborough Avenue; thence northeastwardly with the margin of said avenue to the beginning.

Being the same property conveyed to Mrs. Lillian N. Phillips by deed from Mrs. Mabel Phillips Russell and husband, of record in Book 1006, page2, said Register's Office.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Peggy P. Weldon, Betty P. Berry, W. L. Phillips, Sr., and Y. Y. Phillips, Jr., their heirs and assigns, forever.

AND I COVENANT with the said Peggy P. Weldon, Betty P. Berry, W. L. Phillips, Sr., and Y. Y. Phillips, Jr., that I am lawfully seized and possessed of said land, in fee simple, have a good right to convey it and that it is unencumbered, except for the life estate retained hereinabove.

AND I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Peggy P. Weldon, Betty P. Berry, W. L. Phillips, Sr., and Y. Y. Phillips, Jr., their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand, on this the 6th day of May, 1975.

Lillian N. Phillips
LILLIAN N. PHILLIPS

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, [signature], a Notary Public in and for said State and County, Lillian N. Phillips, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 6th day of May, 1975.

NOTARY PUBLIC (SEAL) WILLIAMSON COUNTY, TENN.

[signature]
Notary Public

My Commission Expires:

Aug 25, 1975

BOOK 4910 PAGE 348

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 6,000.00 .

Sworn to and subscribed before me, on this the 6th day of May, 1975.

SEAL

Notary Public

My Commission Expires: 1978

C97208

IDENTIF. REFERENCE

MAY 7 10 17 AM '75

FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TENN.

MAY-75	CONV	*6,000.00				
MAY-75	S'TAX		A*	15.60		
MAY-75	PR'FEE		A*	.50		
MAY-75	W'DEED		A*	6.00	*	22.10