3.59

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
David Thomas Phillips (NAME)	Same	
2609 Western Hill Dr. (STREET ADDRESS OR ROUTE NUMBER)	(NAME) BOOK 4910 PAGE 428	73-1
Donelson, Tennessee 37214 (CITY) (P. O ZONE) (STATE)	(STREET ADDRESS) (CITY) (ZONE) (STATE)	139

mail

a.e.

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)----------

---------- Dollars,

cash in hand paid and for the love and affection I hold and bear for my son, David Thomas Phillips, the receipt of all of which is hereby acknowledged,

I, Vallie Johnson Phillips----------

have this day bargained and sold, and do hereby transfer and convey unto the said David Thomas Phillips, his

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(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of Highland View Subdivision, as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 44 fronts 80 feet on the east side of Milton Drive and runs back between lines, 143.1 feet on the north line, 168.5 feet on the south line to a dead line in the rear on which it measures 85 feet.

Being the same property that was last conveyed to Vallie Johnson Phillips and David Thomas Phillips and wife, Anna Brown Phillips, by deed from John P. Dozier and wife, Ethel A. Dozier of record in Book 2138, page 123, Register's Office for said County.

The above described property was conveyed by deed to Vallie Johnson Phillips, David Thomas Phillips and wife, Anna Brown Phillips, Vallie Johnson Phillips receiving a one-half interest of the same. It is the intention of this deed to convey all of the undivided interest of every kind and character of Vallie Johnson Phillips in and to this property to David Thomas Phillips.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $3,000.00

Subscribed and sworn to before me, this the 20 day of December 1972

Affiant Vallie Phillips

My commission expires: 4/27/76 (Affix Seal)

Notary Public Judy L Anderson

This is unimproved ( ) improved (X) property, known as 2203 (House Number) Milton Drive (Street) P. O. Address Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said, David Thomas Phillips, his

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(successors), *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* David Thomas Phillips, his

---

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

Witness my *hand this* 20th *day of* December, 19 72 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Vallie Johnson Phillips

VALLIE JOHNSON PHILLIPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Judy L. Anderson, a Notary Public in and for said County and State, Vallie Johnson Phillips

the within named 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 20 day of December, 1972.

Judy L. Anderson
Notary Public

Commission expires April 27, 1976

NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES APR. 27, 1976

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.....

MAY-7 75	CONV	*3,000.00				
MAY-7 75	S'TAX		A*	7.80		
MAY-7 75	PR'FEE		A*	.50		
MAY-7 75	W'DEED		A*	4.00	*	12.30

WARRANTY DEED

FROM

VALLIE JOHNSON PHILLIPS

TO

DAVID THOMAS PHILLIPS

C 97245

IDENTIF. REFERENCE

MAY 7 11 50 AM '75

FELIX E. ALSOBROOK REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE