This instrument prepared by:
Williams, Shields & Wildman, Attys.
310 Gallatin Rd., South
Madison, Tenn. 37115

BOOK 4925 PAGE 529

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Benton Phillips (NAME)	Lomas & Nettleton (NAME)	15D-9390
1223½ Shelton Ave. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Map 72-3
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	Parcel 313

FOR AND IN CONSIDERATION of the sum of $10.00 OVC

TEN AND NO/100---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, and including the assumption of an indebtedness to The Lomas and Nettleton Company of record in Book_____, page _____, Register's Office for Davidson County, Tennessee.

We, Edgar N. Clark and wife, Margaret C. Clark

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

Thomas Benton Phillips and wife, La Wanda Va Linda Phillips, their

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

Being the west one-half of Lot No. 69 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Shelton Avenue, and runs back between parallel lines 189.75 feet to a dead line.

Being the same property conveyed to Edgar N. Clark and wife, Margaret C. Clark by deed from William Donald Turner and wife, Hilma L. Turner of record in Book 4822, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property.

DAVIDSON COUNTY, TENN. REAL ESTATE TRANSFER TAX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,403.96

Subscribed and sworn to before me, this the 16th day of June 19 75

/s/ LaWanda V. Phillips
Affiant

My commission expires: 11-17-76
(Affix Seal)

Diane D. Floyd
Notary Public

This is unimproved ( ) improved (X) property, known as 1223 ½ Shelton Avenue, 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

THOMAS BENTON PHILLIPS AND WIFE, LA WANDA VA LINDA 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 as herein set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* THOMAS BENTON PHILLIPS & WIFE, LA WANDA VA LINDA PHILLIPS, their

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

Witness our *hand* s *this* 16th *day of* June, 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.*

Edgar N Clark
Edgar N. Clark

Margaret C Clark
Margaret C. Clark

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edgar N. Clark and wife, Margaret C. Clark

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 Madison, *Tennessee, this* 16th *day of* JUne, *19* 75

Deane G. Floyd *Notary Public*

Commission expires 11-17-76

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

EDGAR N. CLARK et ux

TO

THOMAS BENTON PHILLIPS et ux

JUN 23 75 CONV 23,104.96
JUN 23 75 S'TAX A* 60.84
JUN 23 75 PR'FEE A* .50
JUN 23 75 W'DEED A* 4.00 * 65.34

D 03883

IDENTIF. REFERENCE

JUN 23 10 02 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS