FORM NO. WD-1

BOOK 4925 PAGE 784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,050

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 75

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 6, 1979
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THEODORE LEE ALLEN (NAME)	FEDELITY FEDERAL (NAME)	
2926 Primrose Circle (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	117-8
Nashville, Tennesseee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	6.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHRISTOPHER PHILLIPS AND WIFE, ELIZABETH PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THEODORE LEE ALLEN AND WIFE, CAROLYN M. ALLEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being a survey of Lot No. 12 Block "B", on the Map of Belmont Terrace Annex No. 4, showing a division of same, as recorded in Book 974, page 97, Register's Office for said County, described as follows:
Beginning at the southerly margin of Primrose Circle, at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, southwardly 223.5 feet to the northeasterly margin of the right-of-way of the Tennessee Central Railroad; thence with said right-of-way, South 39° 30' East, 106.5 feet to the northwesterly margin of a 15 foot alley; thence with said alley, North 42° 45' East, 100 feet, more or less, to the westerly line of Lot No. 13; thence with said line, northwardly 232.2 feet, more or less, to the southerly margin of Primrose Circle; thence with said Circle, southwestwardly 40 feet to the point of beginning.
Being the same property conveyed to Christopher Phillips and wife, Elizabeth Phillips by deed from Billy Hariston and wife, Minnie Hariston of record in Book 4684, page 621, Register's Office for said County.

unimproved ( ) This is improved (X) property, known as = 2926 Primrose Circle, Nashville, Tennessee 37212
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever: and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hand S this 20th day of June, 1975

Christopher Phillips

Elizabeth Phillips

STATE OF TENNESSEE
Davidson County

BOOK 4925 PAGE 785

Personally appeared before me, Vicki T. Jacobs, a Notary Public in and for said County and State, the within named CHRISTOPHER PHILLIPS AND WIFE, ELIZABETH PHILLIPS

the 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 20th day of June 19 75

My Commission Expires May 8, 1979
Commission expires

Vicki T. Jacobs
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__.

My commission expires _____

_____
Notary Public

430055-4

WARRANTY DEED

FROM

CHRISTOPHER Phillips and wife, Elizabeth Phillips

TO

Theodore Lee Allen and wife, Carolyn M. Allen

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T

IDENTIF. REFERENCE

JUN 23 3 43 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 23 75	CONV	20,050.00			
JUN 23 75	S'TAX		A*	52.00	
JUN 23 75	PR'FEE		A*	.50	
JUN 23 75	M'DEED		A*	4.00	* 56.50