FORM NO. WD-1

BOOK 4925 PAGE 792

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1975.

Notary Public

My Commission Expires May 2, 1979

MY COMMISSION EXPIRES:

(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
Christopher P. PHILLIPS (NAME)	FIDELITY FEDERAL SAVINGS& LOAN (NAME)	
3031 Brightwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	117-8
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	76.00

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, RICHARD J. SANDERS AND WIFE, CANDICE E. SANDERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER P. PHILLIPS AND WIFE, ELIZABETH M. PHILLIPS

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 Lot No. 23 of Block "A" on theMap of Walter Stokes Homeplace Subdivision No. 1, of record in Book 974, page 92, said Register's Office.

Said Lot No. 23 fronts 60 feet on the west side of Brightwood Avenue and runs back 220 feet on the north line and 191 feet on the south line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Richard J. Sanders and wife, Candice E. Sanders by deed from Francis V. Nolan and wife, Dollie E. Nolan, of record in Book 4516, page 441, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 3031 Brightwood Ave. 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. Whenever 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, 19 75

X Richard J. Sanders

X Candice E. Sanders

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Vickie T. Jacobs, a Notary Public in and for said County and State, the within named Richard J. SAnders and wife, Candice E. Sanders

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

Commission expires ~~My Commission Expires May 8, 1979~~

Vickie T. Jacobs
Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

750100-0

WARRANTY DEED

FROM

Richard J. Sanders and wife,

Candice E. Sanders

TO

CHRISTOPHER P. Phillips and wife, Elizabeth M. Phillips

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 04016

IDENTIF. REFERENCE

JUN 23 3 45 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 23 75	CONV	28,500.00				
JUN 23 75	S'TAX		A*	74.10		
JUN 23 75	PR'FEE		A*	.50		
JUN 23 75	W'DEED		A*	4.00	*	78.60