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WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert E. Phillips, et ux	Same	
(NAME): 702 E Bowling Ave	(NAME):	117-1-A
(STREET ADDRESS OR ROUTE NUMBER): Nashville Tenn - 37215	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100 ($10.00) *DOLLARS*

and other good and valuable consideration, receipt of which is hereby acknowledged,

SEP 18 75	CONV	90,000.00			
SEP 18 75	CONV	36,710.00			
SEP 18 75	S'TAX		A*	329.42	
SEP 18 75	PB'FEE		A*	.50	
SEP 18 75	W'DEED		A*	6.00	* 335.92

Sample Investment Company, a Tennessee Corporation,

has *hereby bargained and sold, and by these presents do transfer and convey unto* the said Albert H. Phillips and wife, Elizabeth G. Phillips, 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 Unit No. 3-A on the Plan of Bowling Square Condominium, Resubdivision of part of Lot No. 3, as of record in Book 4860, page 51, Register's Office for said County, described as follows:

Beginning in the center of a brick post, said post being on the common line of Lots 2 and 3 on the plan of Bowling Square as of record in Book 4660, page 44, Register's Office for Davidson County, Tennessee and 30.5 feet east of the easterly margin of Bowling Avenue as shown on said plan, thence; with said common line and the center of a row of fence post, North 84° 15' East, a distance of 88.5 feet to a fence corner, thence; with the center of a fence, South 5° 23' East a distance of 2.7 feet to a fence corner, thence; with the center of a fence, South 6° 46' East a distance of 10.2 feet to a wall, thence; with the outside face of said wall, North 84° 36' East a distance of 11.0 feet to a corner, thence; with the outside face of a wall, South 4° 59' East a distance of 8.9 feet to a corner, thence; with the outside face of a wall, North 85° 01' East a distance of 8.2 feet to the outside face of the west wall of Unit 3B, thence; with the outside face of said wall, and going between units 3A and 3B, South 5° 00' East a distance of 15.4 feet to an intersection of walls of said units, thence; with the outside face of a wall, South 84° 32' West a distance of 8.3 feet to a corner, thence; with the outside face of a wall, South 4° 50' East a distance of 2.0 feet to a corner, thence; with the outside face of a wall, South 5° 39' East a distance of 20.5 feet to a corner, thence; South 85° 03' West a distance of 22.7 feet to a point in the edge of pavement, thence; South 5° 20' East a distance of 3.6 feet to a point on the edge of pavement, thence, with the edge of pavement and 6.0 foot radius curve to the right a distance of 9.45 feet to a point at edge of pavement, thence; with said

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $126,710.00

Subscribed and sworn to before me, this the 12th day of September, 19 75

My commission expires: October 31st, 1976.
(Affix Seal)

Notary Public

(cont.)

(description continued): BOOK 4952 PAGE 329

edge, South 84° 53' West a distance of 21.6 feet to a point, thence; continuing with said edge, South 5° 58' East a distance of 3.0 feet to a point, thence; with said edge and a curve to the right a distance of 28.27 feet to a point, thence; with said edge in part, North 5° 14' West a distance of 13.2 feet to the center of a brick post, thence; South 84° 52' West a distance of 31.0 feet to the center of a brick post, thence; with the center of a brick wall, North 5° 43' West a distance of 58.0 feet to the point of beginning.
Being part of the property conveyed to Sample Investment Company, a Tennessee corporation, by deed from Ervin M. Entrekin, Trustee, of record in Book 4726, page 164, Register's Office for said County.

This conveyance of said property is made expressly subject to the following:

1. Payment of taxes for the year 1975 has been assumed by Grantor.

2. Terms, provisions, covenants, conditions, easements and rights established by and contained in the Master Deed of Bowling Square Home Owners Association, Condominium a Horizontal Property Regime, recorded in Book 4724, page 753, Register's Office for Davidson County, Tennessee, and as amended in Book 4932, page 150, including the plat recorded in Book _____, page _____, Register's Office for said County, and the By-Laws of Bowling Square Home Owners Association, Condominium recorded in Book 4724, page 769, et seq., Register's Office for said County, and as amended in Book 4932, page 164.

3. Any lien or other obligation to pay assessments for prorated expenses of administration and of maintenance and repair of the common elements, general and limited of the building and any other expenses lawfully agreed upon and to pay the proportionate cost whenever it shall be proper to proceed with reconstruction of the building in case of fire or other disaster and where the insurance indemnity is insufficient to cover the cost of such reconstruction, as set out in MASTER DEED of record in Book 4724, page 753, Register's Office in Davidson County, Tennessee, and as amended in Book 4932, page 150, said Register's Office.

4. Rights of adjoining owners to use in common walls.

This is improved ( ) unimproved (X) property, known as 702 E Bowling Square, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Albert H. Phillips and wife, Elizabeth G. Phillips, their *heirs and assigns, forever.*

And Sample Investment Company, a Tennessee Corporation, does ~~XX~~ *covenant with the said* Albert H. Phillips and wife, Elizabeth G. Phillips *that* it is has *lawfully seized and possessed of said land in fee simple;* ~~XXXX~~ *a good right to convey it, and the same is unencumbered.*

And Sample Investment Company, a Tennessee Corporation, does ~~XX~~ *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Albert H. Phillips and wife, Elizabeth G. Phillips, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* September, *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.*

Sample Investment Company, a Tenn. Corporation

By _____
President

_____
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sandra Province *, a Notary Public of the State and County aforesaid, personally appeared* Thomas Haile, III & Jane V. Haile *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* Sample Investment Company *, the within named bargainor, a corporation, and that* they *as such* President and Secretary *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary

Witness my hand and seal, at office in Nashville, Tennessee *,*
this 12th *day of* September *, 19* 75

Sandra Province
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires October 31st, 1976.