This Instrument Was Prepared By: Charles F. Frazier, Attorney
200 Court Square Building
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4969 PAGE 323

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
WILLIAM L. ROSS, ET UX	FIRST FED. SAV. & LOAN ASSN.	Map 161-9
(NAME)	(NAME)	
5430 WAKEFIELD DRIVE	FOURTH & UNION STREET	Par. 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of -----Ten & no/100----------
-------($10.00)---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption of a first mortgage held by First Federal Savings and Loan Association

We, J. C. PHILLIPS and wife, CAROLYN N. PHILLIPS

have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM L. ROSS and wife, HARRIET A. ROSS their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County.

Said lot fronts 90 feet on the east side of Wakefield Drive, as measured around a slight curve, and runs back 222.92 feet on the north line and 251.04 feet on the south line, which is a broken line, to a line in the rear measuring 54.19 feet.

Being the same property conveyed to J. C. Phillips and wife, Carolyn N. Phillips, by deed from Charles A. Wheeler, Jr. and wife, Alice Thorne Wheeler, as of record in Book 4081, Page 500, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $45,485.20

Subscribed and sworn to before me, this the 7th day of November, 19 75

Affiant J. C. Phillips

My Commission expires: 2/8/78 (Affix Seal)

Notary Public Carolyn Hastings

This is improved (X) unimproved ( ) property, known as 5430 Wakefield Drive, 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 WILLIAM L. ROSS and wife, HARRIET A. ROSS 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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* WILLIAM L. ROSS and wife, HARRIET A. ROSS their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 7th *day of* November, 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.*

J. C. Phillips
Carolyn N. Phillips

BOOK 4969 PAGE 324

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, CAROLYN HASTINGS, *a Notary Public in and for said County and State,* J. C. PHILLIPS and CAROLYN N. PHILLIPS,

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 Nashville, *Tennessee, this* 7th *day of* November, *19* 75

Carolyn Hastings
Notary Public

Commission expires 2/8/78

CAROLYN HASTINGS ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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 .....

NOV-75	CONV	45,485.20			
NOV-75	S'TAX		A*	118.30	
NOV-75	PR'FEE		A*	.50	
NOV-75	W'DEED		A*	4.00	* 122.80

WARRANTY DEED

FROM

J. C. PHILLIPS, ET UX

TO

WILLIAM L. ROSS, ET UX

D 23551

IDENTIF. REFERENCE

Nov 7 2 20 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238