Mail

THIS INSTRUMENT PREPARED BY: Mead & Mead, Attys.,Suite 202, Apollo Bldg.
108 Oak Valley Drive, Nashville, Tn. 37207

WARRANTY DEED

BOOK 5008 PAGE 187

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James D. Phillips et ux (NAME)	Dobson & Johnson, INc. (NAME)	83-10
411 Avondale Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	9h
Nashville, Tn. 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, Tn. 37217 (CITY) (ZONE) (STATE)	110

FOR AND IN CONSIDERATION of the sum of ($10.00) Ten and no/100 cash in hand paid by the Grantees hereinafter named, and other *Dollars,* good and valuable considerations, the receipt of which is hereby acknowledged including the assumption by the Grantees, of the unpaid balance of an indebetedness in the original principal amount of $15,950.00 payable to Dobson & Johnson, Inc., and secured by a Deed of Trust executed by Lawson D. Thomas and wife, Wauline , to Albert William Johnson, trustee, of record in Book 4764, page 500, Register's Office, Davidson County, Tennessee. It is understood and agreed that the Escrow Account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. We, Lawson D. Thomas & wife Wauline hereinafter called the Grantors have

have this day bargained and sold, and do hereby transfer and convey unto the said James D. Phillips & wife, Sharon L hereinafter called the Grantees

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

Being the southerly 20 feet of Lot No. 118, all of Lot No. 119 and the northerly 10 feet of Lot No. 120 on the Map of McEwen Place as of record in Book 332, page 133, Register's Office for Davidson County.

Being the same property conveyed to Lawson D. Thomas and wife, Wauline Thomas of record in Book 4764, page 498 of said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 15,663.64

Subscribed and sworn to before me, this the 19th day of March 19 76

My commission expires: 10-26-77 (Affix Seal)

Affiant James D. Phillips

Notary Public Eleanor T. Mead

MEAD & MEAD NOTARY PUBLIC STATE OF TENNESSEE

This is improved ( ) unimproved (X) property, known as 411 Avondale Dr., Nashville, Tn. 37206 (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 Grantees, 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 our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees their

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

Witness our hand S this 19th day of March, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lawson D Thomas — LAWSON D. THOMAS

Wauline Thomas — WAULINE THOMAS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Eleanor T. Mead, *a Notary Public in and for said County and State,* Lawson D. Thomas and wife, Wauline Thomas, *the within named 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 Nashville, Tennessee *this* 19 *day of* March, *19* 76

Eleanor T. Mead
Notary Public

Commission expires 10/26/77

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 .....

MAR 23 76	CONV	15,663.04			
MAR 23 76	S'TAX		B*	40.82	
MAR 23 76	PR'FEE		B*	.50	
MAR 23 76	W'DEED		B*	4.00	* 45.32

WARRANTY DEED

FROM

TO

D41380

IDENTIFICATION REFERENCE

MAR 23 2 02 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS