his instrument prepared by:
James H. Hill, Attorney
320 Gallatin Rd. South
Madison, Tenn. 37115

BOOK 5022 PAGE 481

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Albert S. Phillips	Same	91-11-137
(NAME) 600 Glen Park Drive	(NAME)	of
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37217	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - - $1.00 - - - - - - - - - - - - -

ONE AND NO/100 - Dollars,

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Annie Mae Phillips, the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Albert S. Phillips, the grantee,

his heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

All of my one-half undivided interest in and to the following described properties:

BEING Lots Nos. 1212, 1217, 1219, 1221 and 1223 of Block No. 176, West Extension of Plan No. 1 of West Nashville, which plan is of record in Book 57, page 173, Register's Office for said County.
SAID Lots Nos. 1212, 1217, 1219, 1221 and 1223 front 25 feet each on the northerly side of Indiana Avenue and extend back between parallel lines 150 feet to an alley.

by warranty deed
BEING the same property as conveyed/from Lewis A. South and wife, Rosa Mae South to Albert S. Phillips and wife, Annie Mae Phillips as of record in Book 1810, Page 97, Register's Office for Davidson County, Tennessee; the said Albert S. Phillips and wife, Annie Mae Phillips having since divorced and own the said properties as tenants in common.

ALSO being the same property as conveyed from Annie Mae Phillips to Albert S. Phillips by warranty deed as of record in Book 2452, page 189, Register's Office for Davidson County, where in the said Annie Mae Phillips conveyed her interest in the said property to Albert S. Phillips to take effect after her death.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4,900.00

Subscribed and sworn to before me, this the 6th day of May, 1976

Affiant: x Annie mae Phillips

My commission expires: 1-31-78 (Affix Seal)

Notary Public: Laurel H. Hill

This is unimproved / improved property, known as ..... (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 grantee,

his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, and his

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

Witness my hand this 6th day of May, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Annie mae Phillips

DAVIDSON COUNTY, TENN. PUBLIC REGISTER

BOOK 5022 PAGE 482

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annie Mae Phillips,

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

Witness my hand and official seal at Madison, Tennessee, this 6th day of May, 1976.

Notary Public

Commission expires 1-31-78

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

MAY-6-76	CONV	*4,000.00			
MAY-6-76	S'TAX		B*	10.40	
MAY-6-76	PR'FEE		B*	.50	
MAY-6-76	W'DEED		B*	4.00	* 14.90

WARRANTY DEED

FROM
Annie Mae Phillips

TO
Albert S. Phillips

D47929

IDENTIF. REFERENCE

MAY 6 12 15 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
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