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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 38,000.00 Johnny G Durham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 19 76.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNNY G. DURHAM	Baker Mortgage Corporation	MAP 60-16
(NAME) 2824 Jones Avenue	(NAME) 2840 Northeast Expressway, N.E.	PAR 128
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS) Atlanta, Ga. 30345	12D 03055
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, NELLIE MAI PHIPPS, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHNNY G. DURHAM et ux JOYCE S. DURHAM

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. 20-D of Final Plan of Joywood Heights, Section III, 12th Civil District, not of record, and described according to a survey by Ralph W. C. Lambert, as follows:

SAID Lot No. 20-D fronts 70 feet on the westerly side of Jones Avenue, which curve on a radius of 275 feet and runs back between converging lines 275 feet to a point.

BEING the same property conveyed to T. O. Phipps and wife, Nellie Mai Phipps by deed from Alvin L. Escue and wife, Margaret Escue of record in Book 2392, page 459, Register's Office for Davidson County, Tennessee. The said T. O. Phipps having since died.

THIS conveyance is subject to any and all existing easements of record.

This is (unimproved ( ) improved (XX) property, known as 2824 Jones Avenue (House Number) (Street) Nashville, TN 37207 (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. Wherever 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 my hand this 21ST day of MAY, 19 76

Nellie Mai Phipps
Nellie Mai Phipps

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned NELLIE MAI PHIPPS, 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 she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21ST day of MAY 19 76.

Commission expires 11-30-76

Notary Public

PERCY K. WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

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IDENTIF. REFERENCE

MAY 27 8 39 AM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
NELLIE MAI PHIPPS

TO
JOHNNY G. DURHAM

MAY27'76	CONV	18,000.00			
MAY27'76	S'TAX		B*	46.80	
MAY27'76	PR'FEE		B*	.50	
MAY27'76	W'DEED		B*	4.00	* 51.30

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Rec'd 1 - Box 8

AS