5034 PAGE 706 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May 1976

Notary Public

MY COMMISSION EXPIRES: 1-15-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN. 37214±
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence W. Phillips (NAME)	National Mortgage Co. (NAME)	
Route 5 Rucker Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knights Arnold Rd. (STREET ADDRESS)	65-13
Shumate, Tenn. 37160 (CITY) (STATE) (P. O. ZIP)	Memphis, TN. 38118 (CITY) (STATE) (ZIP)	44

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, Jack Swift and wife, Mary Catherine Swift

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clarence W. Phillips and wife, Faith P. Phillips

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:

Being Lot No. 57 on the Plan of Sherwood Forest Subdivision, Section III, of record in Book 4460, page 81, Register's Office, Davidson, County, Tennessee.

Said Lot No. 57 fronts 84 feet on the easterly margin of Whittier Drive, and runs back 173.67 feet on the north sideline, and 113.61 feet on the south sideline, and measures 10.51 feet to a point, thence 79 feet across the rear lot line.

Being the same property conveyed to Jack Swift by deed from Charles M. Gregory and wife, Marina Y. Gregory as of record in Book 4935, page 674, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4689, page 132, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 4805 Whittier Drive, Old Hickory, TN. 37138
(House Number) (Street) (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 24th day of May, 19 76

Jack Swift

Mary Catherine Swift

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersgined, a Notary Public in and for said County and State, the within named Jack Swift et ux Mary Catherine Swift

the 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 24th day of May 1976

Commission expires 11/18/78

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

WARRANTY DEED

FROM
Jack Swift et ux

TO
Clarence W. Phillips et ux

D 53503

IDENTIF. REFERENCE

JUN 14 10 42 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 14 76	CONV	25,500.00			
JUN 14 76	S'TAX		B*	66.30	
JUN 14 76	PR'FEE		B*	.50	
JUN 14 76	W'DEED		B*	4.00	* 70.80