BOOK 5051 PAGE 534

Prepared by: King & Ballow
24th Floor
First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Herbert Phillips, et ux	First Federal Savings & Loan Assoc.	7H 20840
(NAME)	(NAME)	
1224 Vintage Place	4th and Union	145-5-25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

Ten and No/100---------($10.00)---------- Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance owing on a note in the original amount of $45,000.00 to First Federal Savings & Loan Association of Nashville, secured by a Deed of Trust to T. I. Holman, Jr., Trustee, of record in Book 4797, Page 840, Register's Office for Davidson County, Tennessee,

We, William J. Gregg and wife, Barbara D. Gregg,

have this day bargained and sold, and do hereby transfer and convey unto the said

H. Herbert Phillips and wife, Dorothy L. Phillips, their

(successors), heirs and assigns,

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

LAND in Davidson County, Tennessee, being Lot No. 9 on the Plan of Vintage Place, as of record in Book 4460, Page 148, Register's Office for said County, described as follows:

BEGINNING at a point in the Northerly margin of Vintage Place, the common front corner of Lots Nos. 9 and 10; thence along the Northerly margin of Vintage Place Westwardly 185.92 feet to a concrete monument; thence North 7° 10' West 32.71 feet to a concrete monument; thence North 24° 29' East 477.70 feet to an iron pin in concrete; thence South 83° 05' East 243.11 feet to an iron pin in concrete; thence South 30° 06' West 220.0 feet to an iron pin in concrete; thence South 26° 01' West 394.5 feet to the point of beginning.

BEING the same property conveyed to William J. Gregg and wife, Barbara D. Gregg, by deed from James E. Patterson d/b/a Patterson Construction & Realty Co., of record in Book 4710, Page 50, Register's Office for Davidson County, Tennessee. The Offer to Purchase dated June 15, 1976 and accepted June 16, 1976, is incorporated verbatim herein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me, this the 28 day of July, 1976

Affiant

My commission expires: 5-27-79 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1224 Vintage Place, 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

H. Herbert Phillips and wife, Dorothy L. Phillips, 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, except as herein mentioned.

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 28 day of July, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William J. Gregg

Barbara D. Gregg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, William J. Gregg

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 28 day of July, 1976

Commission expires 5-27-79

[illegible] Notary Public

S. KING, JR. * NOTARY PUBLIC * DAVIDSON COUNTY * STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JUL 28 76 CONV 90,000.00
JUL 28 76 CONV 60,000.00
28 STAX $ 330.00
28 MTGE 56
28 W'DEED $ 4.00 * 394.50

Before me, [illegible], a Notary Public of the State and County aforesaid, personally appeared [illegible] with whom I am personally acquainted, and who, upon oath, acknowledged [illegible] self to be [illegible] of the [illegible] the within named bargainor, a corporation, and that he as such [illegible] being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as [illegible]

Witness my hand and seal, at office in [illegible], this [illegible] day of [illegible], 19[illegible]

[illegible] Notary Public

Commission expires [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barry W. Bedford, a Notary Public in and for said County and State, Barbara D. Gregg, the within named 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 27th day of July, 1976.

Barry W. Bedford
NOTARY PUBLIC

BARRY W. BEDFORD * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Commission Expires: 8-29-79

WARRANTY DEED

FROM
WILLIAM J. GREGG, ET UX,

TO
H. HERBERT PHILLIPS, ET UX,

D 60607

IDENTIF. REFERENCE

JUL 28 3 01 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238