This Instrument Prepared by:
Earl Thompson, Attorney
1406 Nashville Trust Building
Nashville, Tennessee 37201

BOOK 5053 PAGE 606

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Vance Berry, Trustee	Same	
21st Floor (NAME:)	(NAME:)	26-12
First American Center	Same	9/6 1/pw
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37238	Same	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)---------- ---------- *DOLLARS* cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we,

AUG-3[illegible] CONV 90,000.00
AUG-3[illegible] S TAX B* 234.00
AUG-3[illegible] PR FEE B* .50
AUG-3[illegible] W DEED B* 8.00 * 242.50

E. R. Phillips and Gladys Phillips

have bargained and sold, and by these presents do transfer and convey unto the said James I. Vance Berry, Trustee, with full power to mortgage and/or convey any or all of said property without the joinder or disclosure of ~~any beneficiaries, his successors~~ heirs *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract of land lying in the 11th Councilmanic District of Davidson County, Tennessee; said tract further described as being Lot No. 1 on the plan of Pronto Oil Subdivision, as of record in Book 4885, page 186, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of Cumberland Hills Drive, said point further described as being the most northwesterly corner of Lot #21 on the plan of Mansker Meadows, Section II, as of record in Book 2663, page 16, Register's Office Davidson County, Tennessee; thence with the easterly margin of Cumberland Hills Drive in a northerly direction with a curve having a radius of 912.74 feet to the right a distance of 13.57 feet to a point; thence continuing with the easterly margin of Cumberland Hills Drive north 6 deg. 29 minutes west a distance of 297.00 feet to a point; thence with a curve having a radius of 20.00 feet to the right a distance of 31.42 feet to a point on the southerly margin of Gallatin Pike; thence with the southerly margin of Gallatin Pike north 83 deg. 31 minutes east a distance of 130.00 feet to a point; thence leaving the southerly margin of the said Gallatin Pike south 6 deg. 29 minutes east a distance of 328.31 feet to a point in the northerly line of the said Lot #21 on the plan of Mansker Meadows, Section II; thence with the northerly line of Lot #21 south 82 deg. 40 minutes 07 seconds west a distance of 149.92 feet to the point of beginning.
Together with an easement for sub-soil sewerage system described as follows:
Beginning at a point north 82 deg. 40' 07" east 149.92 feet more or less from the easterly margin of Cumberland Hills Drive, said point further described as being north 06 deg. 29' west 10 feet from the southeasterly

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater for this transfer is $90,000.00
Affiant
Subscribed and sworn to before me, this the 3rd day of August, 19 76
Notary Public
My commission expires: MAY 6, 1980
(Affix Seal)

corner of Lot No. 1, described above; thence with the easterly boundary line of said Lot No. 1, north 06 deg. 29' west 20 feet to a point; thence eastwardly and parallel to Gallatin Pike, 78 feet more or less, to a point; thence northeastwardly 96 feet more or less to a point; thence eastwardly 340 feet more or less to a point; thence northwardly 49 feet more or less to a point; thence eastwardly 103 feet more or less to a point; thence southeastwardly 78 feet more or less to a point; thence westwardly and parallel to the said Gallatin Pike 468 feet more or less to a point; thence southwestwardly 98 feet more or less to a point; thence westwardly 80 feet more or less to the point of beginning. All as shown on the recorded plan of Pronto Oil Subdivision as aforesaid.
Being part of the property conveyed to E. R. Phillips, by deed from G. F. Comer Trustee, as of record in Book 2300, page 87, as to one-half undivided interest; and to Gladys Phillips, by deed from Mary Phillips Thompson, as of record in Book 2635, page 83, as to the other one-half undivided interest; both of record in said Register's Office.

The right of the Grantee, his successors in trust and assigns, to use said easement shall cease and terminate upon the installation of a public sewer adjacent to any property the Grantee, his successors in trust and assigns, shall be entitled to connect onto said sewer and provided further the same shall have a sufficient capacity to meet the requirements of any improvements then existing upon said property.

This conveyance is made subject to:
(1) Ten-foot easement for public utilities and drainage easement located on premises, and conditions of owner's certificate as shown on plan of record in Book 4885, page 186, Register's Office for Davidson County, Tn.
(2) Easement granted Southern Bell Telephone and Telegraph Company for telephone and telegraph lines with right to cut and trim trees as set out in instrument executed by M. B. Comer and wife, of record in Book 1710, page 563, Register's Office for Davidson County, Tn.

607

unimproved (X)
This is improved ( ) property, known as Gallatin Road
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James I. Vance Berry, Trustee, with full power to mortgage and/or convey any or all of said property without the joinder or disclosure of any beneficiary, his successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* James I. Vance Berry, Trustee as aforesaid *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.*

And we, E. R. Phillips and Gladys Phillips *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James I. Vance Berry, Trustee, as aforesaid, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 2nd *day of* August, *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.*

E. R. Phillips

Gladys Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lunsford M. Hollins Jr., a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips

the bargainor, 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 2nd day of August, 19 76.

Lunsford M. Hollins Jr., Notary Public.

Commission Expires May 6, 1980

STATE OF
COUNTY OF

Personally appeared before me, ..., 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..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

BOOK 5053 PAGE 609

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

D6159

IDENTIF. REFERENCE

AUG 3 2 32 PM '76

FELIX E. MILLER, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

E. R. PHILLIPS AND GLADYS PHILLIPS

TO

JAMES I. VANCE BERRY, TRUSTEE

ETC.