BOOK 5057 PAGE 382

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE. [illegible]
[illegible] U.S. T[illegible]

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Vincent T. Phillips and wife, Mary Janet Phillips	Fidelity Federal Savings	102-14
(NAME) 840 Clematis Drive	& Loan Association 401 Union Street	#42
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) Nashville, Tennessee	8D-54260
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

ROBERT VAN HEATH and wife, JEAN CROUCH HEATH

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

VINCENT T. PHILLIPS and wife, MARY JANET PHILLIPS
their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Brookmeade, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 320 fronts 190.7 feet on the northerly side of Clematis Drive and extends back between lines 307.3 feet on the easterly side and 313.0 feet on the westerly side to a dead line in the rear measuring 212.7 feet thereon.

Being the same property conveyed to Robert Van Heath and wife, Jean Crouch Heath, by deed from Brookmeade Subdivision, Inc., a Tennessee Corporation, of record in Book 2599,page 575, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,900.00

Subscribed and sworn to before me, this the 10th day of August 19 76

My commission expires 5/6/80 (Affix Seal)

Affiant Vincent T. Phillips 8/10/76

Notary Public Patricia A. Burgess

This is unimproved ( ) improved (X) property, known as 840 Clematis Drive, Nashville, TN 37205
(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
VINCENT T. PHILLIPS and wife, MARY JANET 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 for 1976 taxes, restrictions in BK.2436, p.553;plan of record in BK.2331,p.p. 34 & 35;easement in BK.4462,p.125.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* VINCENT T. PHILLIPS and wife, MARY JANET PHILLIPS
their

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

Witness our *hand* s *this* 10th *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.*

Robert Van Heath, by Jean Crouch Heath, by Robert Van Heath Atty-in-Fact

Jean Crouch Heath

Jean Crouch Heath

BOOK 5057 PAGE 383

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Patricia A. Burgess, *a Notary Public in and for said County and State,* Jean Crouch Heath

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 10th *day of* August, *19* 76

Patricia A. Burgess *Notary Public*

Commission expires 5/6/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personalty 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.....

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of August, 1976, before me personally appeared Jean Crouch Heath, to me known to be the person who executed the foregoing instrument in behalf of Robert Van Heath and acknowledged that she executed the same as the free act and deed of said Robert Van Heath.

Patricia A. Burgess
NOTARY

My Commission Expires: 5/6/80

AUG13'76 CONV 48,900.00
AUG13'76 S'TAX B* 127.14
AUG13'76 PR'FEE B* .50
AUG13'76 W'DEED B* 4.00 * 131.64

111324-5

WARRANTY DEED

FROM
Robert Van Heath et ux

TO
Vincent Phillips et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

D 63240

IDENTIF. REFERENCE

AUG 13 3 16 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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