BOOK 5075 PAGE 661

FORM NO. WD-1

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 76

Notary Public

MY COMMISSION EXPIRES: 10-9-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE A. GRIFFIN (NAME)	GEORGE A. GRIFFIN (NAME)	61-15
1209 SUNNYMEADE DR (STREET ADDRESS OR ROUTE NUMBER)	405 CUMBERLAND HILLS DR (STREET ADDRESS)	Part 142
NASHVILLE TENN. (CITY) (STATE) (P. O. ZIP)	NASHVILLE TENN 37115 (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, Edward Randall Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George A. Griffin and wife, Dixie G. Griffin

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. 81 on the Plan of the Re-subdivision of Sunnymeade, of record in Book 974, pages 56, 57, Register's Office for said County.

Said Lot fronts fifty (50) feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines one hundred forty (140) feet to a dead line.

Being the same property conveyed to H. H. Phillips and wife, Gradye Phillips by deed from Edward R. Phillips and wife, Louise T. Phillips of record in Book 1712, page 248, said Register's Office, the said H. H. Phillips and wife, Gradye Phillips having since died in that order, the said Gradye Phillips having devised said property to her son and only heir at law, Edward Randall Phillips, by Will dated January 30, 1974, and not probated, but filed in the Davidson County Court Clerks Office.
For a valuable consideration the receipt of which is hereby acknowledgeed, Louise T. Phillips, wife of Edward Randall Phillips, joins in this deed for the propose of Transferring any and all interest that she may have in said property to the grantes herein.

This is unimproved ( ) improved ( ) property, known as 1209 (House Number) Sunnymeade Dr (Street) Nashville (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 S this 19th day of April, 19 76

Edward Randall Phillips
EDWARD RANDALL PHILLIPS

Louise T. Phillips
LOUISE T. PHILLIPS

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, BARBARA A. Collier, a Notary Public in and for said County and State, the within named Edward Randall Phillips and wife, Louise T. Phillips

the bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of Oct 1976

Commission expires June 9, 1979

Barbara A. Collier
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 Edward Randall Phillips

TO George A. Griffin and wife, Dixie G. Griffin

D 71302

IDENTIF. REFERENCE

OCT 6 11 00 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-6[illegible]	CONV	17,500.00			
OCT-6[illegible]	S'TAX		B*	45.50	
OCT-6[illegible]	PR'FEE		B*	.50	
OCT-6[illegible]	W'DEED		B*	4.00	* 50.00