BOOK 5087 PAGE 716

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Edward Phillips, et ux, Janice Phillips (NAME)	Same (NAME)	34-4
3102 Ambrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	34 PW
Nashville, Tn. (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of $10.00 (ten Dollars) *DOLLARS*

NOV15'76 CONV *7,500.00
NOV15'76 S'TAX B* 19.50
NOV15'76 PR'FEE B* .50
NOV15'76 W'DEED B* 8.00 * 28.00

E.R. Phillips and Gladys Phillips

have bargained and sold, and by these presents do transfer and convey unto the said Harry Edward Phillips, et ux, Janice Phillips *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. 1 on the Map of Phillips Ranch Subdivision, as of record in Book 5220, page 35, Register's Office for said County, described according to a survey made June 25, 1976, by William C. Abbott, Jr., as follows:
Being a 3.42, more or less, acre tract of land lying in the 11th Councilmanic District of Davidson County, Tennessee; said tract further described as being a portion of the property Charles and E. R. Phillips as of record in Book 2300, page 87, Register's Office of Davidson County, Tennessee and more particularly described as follows:
Beginning at an existing concrete monument in the southerly margin of Cumberland Hills Drive, said monument further described as being the most northeasterly corner of Lot 36 on the plan of North Hill Estates, Section Four as of record in Book 3842, page 229, Register's Office of Davidson County, Tennessee; thence leaving the southerly margin of Cumberland Hills Drive north 54° 41' 50" west a distance of 25.20 feet to a point in the centerline of Cumberland Hills Drive; thence North 53" 19' 50" west a distance of 25.14 feet to a point, said point further described as being the most southeasterly corner of Lot 35 on the plan of the said North Hills Estates, Section Four; thence North 42° 36' East a distance of 356.79 feet to a point; thence south 47° 24' east a distance of 497.26 feet to a point in the right of way of the L & N Railroad; thence with the right of way of the L & N Railroad in a southwesterly direction with a curve having a radius of 3357.26 feet to the left a distance of 226.91 feet to a point; thence leaving the right of way of the L & N Railroad north 57° 47' 48" west a distance of 40.96 feet to an existing iron pipe;

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,500.00

Subscribed and sworn to before me, this the 15 day of NOVEMBER, 19 76

Affiant

My commission expires 1979 (Affix Seal)

Notary Public

thence south 59° 42' 12" west a distance of 82.18 feet to an existing iron pipe; thence north 54° 41' 50" west a distance of 338.82 feet to the point of beginning containing 3.42, more or less, acres.

Included in the above description but excluded therefrom is a 50 foot wide strip dedicated for road purposes, more particularly described as follows:

Beginning at an existing concrete monument, said monument being the most northeasterly corner of Lot 36 on the said plan of North Hill Estates, Section Four; thence North 54° 41' 50" west a distance of 25.20 feet to a point in the centerline of Cumberland Hills Drive; thence North 53° 19' 50" west a distance of 25.14 feet to a point, said point further described as being the most southeasterly point of Lot 35 on the said plan of North Hill Estates, Section Four; thence North 42° 36' east a distance of 356.79 feet to a point; thence south 47° 24' east a distance of 50.00 feet to a point; thence south 42° 36' west a distance of 351.00 feet to the point of beginning, containing 0.41, more or less, acres.

Being a part of the property conveyed to E. R. Phillips, by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, as to a one half interest; and the other one-half interest is in Gladys Phillips, by deed from Mary Phillips Thompson, as of record in Book 2635, page 83, said Register's Office; and as surviving widow of Charles Phillips deceased.

unimproved ( )
This is improved ( ) property, known as ..... Mansker Meadows (Street) ..... Madison 37115 (City or Town)
(House Number) P. O. Address:

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry Edward Phillips, and wife, Janice Phillips. their *heirs and assigns, forever.*

And we *do covenant with the said* Harry Edward Phillips and wife, Janice Phillips *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* Harry Edward Phillips and wife, Janice Phillips, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 15th *day of* November, *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, Barbara Collier, a Notary Public in and for said County and State, the within named E. R. Phillips and Gladys Phillips

the bargainors, 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 ... day of November, 19 76.

Barbara Collier, Notary Public.

Commission Expires June 9, 1979

BARBARA COLLIER NOTARY PUBLIC DAVIDSON COUNTY TENN.

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 ...

WARRANTY DEED

FROM

E. R. PHILLIPS, ET AL

TO

HARRY EDWARD PHILLIPS, ET UX

D7701

NOV 15 1 29 PM '76

REFERENCE

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