This instrument prepared by: Johnson & Edwards, Attorneys
600 Stahlman Bldg.
Nashville, Tenn. 37201

# WARRANTY DEED

BOOK 5098 PAGE 553

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Van H. Phillips et ux | SAME | Map 58-11 |
| (NAME) Hodge Court | (NAME) | Parcel 129 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37218 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of*

----------Ten & no/100---------- *Dollars,*

I, JAMES H. HALE, dba HALE & KINSLOW, hereinafter called the Grantor

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

VAN H. PHILLIPS AND WIFE, MILDRED L. PHILLIPS, hereinafter called the Grantees

*(successors), heirs and assigns,*

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

BEING Lot 169 on the Plan of Royal Hills Subdivision, Section 2, as of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

BEING a portion of the property conveyed to James Hale and Doyle Kinslow, dba Hale & Kinslow (a partnership) by deed from Averbuch-Morris (a partnership) of record in Deed Book 5000, page 645, Register's Office for Davidson County, Tennessee.

The said partnership of Hale & Kinslow now being dissolved, with the said James H. Hale now being the sole proprietor.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $39,000.00

Subscribed and sworn to before me, this the 9th day of December 19 76

Affiant

My commission expires: 9-12-78 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as LOT #169, HODGE COURT, NASHVILLE TN.
(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*

Grantees, their

*(successors), heirs and assigns forever.* I *covenant that* I am *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 appears of record.

I *further covenant and bind* myself, my *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* my *hand* this 9th *day of* December, 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.*

James H. Hale

BOOK 5098 PAGE 554

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Hale

the within named 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 Goodlettsville Tennessee, this 9th day of December, 19 76.

Notary Public

Commission expires 9-12-78

G. GARRETT, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.....

| | | | | |
|---|---|---|---|---|
| DEC20'76 | CONV | 39,000.00 | | |
| DEC20'76 S'TAX | | | B* 101.40 | |
| DEC20'76 PR'FEE | | | B* .50 | |
| DEC20'76 | W'DEED | | B* 4.00 | * 105.90 |

WARRANTY DEED

FROM
James H. Hale, dba
Hale & Kinslow
to
Van H. Phillips et ux

D 81937

IDENTIFICATION REFERENCE

DEC 20 2 06 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 108 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Old Hickory Employees Credit Union
OLD HICKORY, TENN. 37138