This instrument prepared by
A. B. Neil, Jr., Attorney,
Hamilton Bank Building,
Nashville, Tennessee 37219

BOOK 5127 PAGE 312

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD G. THOMAS	SAME	
(NAME:)	(NAME)	14R-11
205 Hicks Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5 Gw
Nashville, Tennessee 37221		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Eight Thousand ($8,000.00) ----------
---------- Dollars,

the receipt of which is hereby acknowledged, I

John S. Phipps

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald G. Thomas and Carole P. Thomas, theirs

(successors) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 19 on the Plan of Valley West, Section 5, as of record in Book 4175, Page 64, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot fronts 85 feet on the southwesterly side of Hicks Road and runs back between parallel lines measuring 207.75 feet on the northwesterly line and 207.62 feet on the southeasterly line and measures 85 feet on the rear.

Being a part of the same property conveyed to John S. Phipps by C & S Builders, Inc., as of record in Book 4588, Page 325, 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 $ 8,000.00

Subscribed and sworn to before me, this the 23rd day of March 19 77

Affiant

My commission expires: 8/8/79 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX) property, known as ..... Hicks Road .....
(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 Ronald G. Thomas and Carole P. Thomas, theirs

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 1974 taxes which are prorated and assumed by the grantee, and easements 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 Ronald G. Thomas, and Carole P. Thomas, theirs

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

Witness my hand this 22nd day of April, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John S. Phipps

Martha M. Phipps

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sarah S. Jones, a Notary Public in and for said County and State, John S. Phipps and wife, Martha M. Phipps,

the within named 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 22nd day of April, 1974.

Sarah S. Jones Notary Public

Commission expires May 23, 1977

SARAH S. JONES NOTARY PUBLIC DAVIDSON COUNTY

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.....

MAR 23 77	CONV	*8,000.00			
MAR 23 77	S'TAX		B*	20.80	
MAR 23 77	PR'FEE		B*	.50	
MAR 23 77	W'DEED		B*	4.00	* 25.30

WARRANTY DEED

FROM

JOHN S. PHIPPS

TO

RONALD G. THOMAS

D 95172

IDENTIF. REFERENCE

MAR 23 3 04 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE