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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	16DA-30704
(NAME)	(NAME) Fourth at Union	131-10-49
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

we,

Priscilla M. Hubbard and Lola Elaine Richardson,

APR12F	CONV	69,900.00		
APR12F	S'TAX		B* 181.74	
APR12F	PR'FEE		B* .50	
APR12F	W'DEED		B* 4.00	* 186.24

have bargained and sold, and by these presents do transfer and convey unto the said Jack C. Phillips and wife, Frances J. Phillips

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section II, First Addition, Seven Hills, of record in Book 2663, page 51, Register's Office for said County.

Beginning at a point in the north margin of Burton Valley Road at the corner of lots 104 and 105; thence with the line between said lots, northerly 177 feet to a corner of lot No. 122; thence with the line between lots 104 and 122, northwesterly 202 feet to the east margin of Chalmers Drive; thence with the margin of the same, southerly 195.04 feet to the beginning of a curve; thence around said curve, southeasterly 40.46 feet to the north margin of Burton Valley Road; thence with the margin of the same, easterly 210.06 feet to the point of beginning.

Being the same property conveyed to Priscilla M. Hubbard and Lola Elaine Richardson by deed from Lorraine Cullop Waddell of record in Book 4904, page 422, Register's Office for said County.

This conveyance is subject to easements, restrictions, set-back lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (X) property, known as 1412 Burton Valley Road (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 8th day of April 19 77.

Priscilla M. Hubbard — PRISCILLA M. HUBBARD

Lola Elaine Richardson — LOLA ELAINE RICHARDSON

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, June D. McKinney, a Notary Public in and for said County and State, the within named, Priscilla M. Hubbard

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of April, 1977.

My commission expires April 8, 1978 Notary Public June D. McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Terry Ray, a Notary Public in and for said County and State, the within named Lola Elaine Richardson

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of April, 1977.

My commission expires August 13, 1980 Notary Public Terry Ray Moore

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 69,900.00
This is equal to or greater than the property would bring at a fair and ~~voluntary~~ sale.

Terry Ray Moore

Sworn to and subscribed before me this 8th day of April, 1977.

My commission expires 8-12-80 Notary Public Dorothy A. Wilson

This instrument was prepared by:

Name This instrument prepared by Address
STEPHENSON, LACKEY AND WAITE
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM PRISCILLA M. HUBBARD and

TO LOLA ELAINE RICHARDSON

JACK C. PHILLIPS and wife,

FRANCES J. PHILLIPS

D 98326

IDENTIF. REFERENCE

APR 12 1 25 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219