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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
John W. Jones, et ux Helen Ballou Jones	Same (NAME)	27-13 9
(STREET ADDRESS OR ROUTE NUMBER) 438 Neelys Bend	(STREET ADDRESS)	26-16 50 PW
(CITY) Madison, (ZONE) Tenn. (STATE) 37115	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00)----------

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DOLLARS

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we,

APR 13	CONV	16,000.00			
APR 13	STAX		B*	41.60	
APR 13	PRFEE		B*	.50	
APR 13	WDEED		B*	8.00	* 50.10

Gladys Phillips and E. R. Phillips

have bargained and sold, and by these presents do transfer and convey unto the said John W. Jones and wife, Helen Ballou Jones, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO.1: Being Lot No. 38 on the Plan of Mansker Meadows, Section II, as of record in Plat Book 2663, pages 15 and 16, Register's Office for said County.
Said Lot No. 38 fronts 100.00 feet on the southerly side of Mansker Drive and extends back on the westerly line past a reference line a total distance of 816 feet and extends back on the east line past a reference line a total distance of 855.8 feet to a dead line measuring 272.0 feet thereon.

TRACT NO.2: Being Lot No. 39 on the Plan of Mansker Meadows, Section II, as of record in Plat Book 2663, pages 15 and 16, Register's Office for said County.
Said Lot No. 39 fronts 110 feet on the southerly line and runs back 816 feet on the easterly line and 832.2 feet on the westerly line to a dead line measuring 110.3 feet thereon.

Being a part of the same property conveyed to E. R. Phillips and Charles Phillips, by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, Register's Office for said County, the said Charles Phillips having since died, and his said one-half undivided interest was conveyed to Gladys Phillips by deed from Mary Phillips Thompson, his only heir-at-law, which deed is of record in Book 2635, page 83, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 28th day of March, 1977

Affiant

My commission expires: June 9 1979

(Affix Seal)

Notary Public

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John W. Jones and wife, Helen Ballou Jones, their *heirs and assigns, forever.*

And we *do covenant with the said* John W. Jones and wife, Helen Ballou Jones *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, Gladys Phillips and E. R. 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* John W. Jones and wife, Helen Ballou Jones, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* March, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gladys Phillips

Gladys Phillips

E. R. Phillips

E. R. Phillips

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Cullom, *a Notary Public in and for said County and State, the within named* Gladys Phillips and E. R. Phillips

*the bargainor*s, *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* 28th *day of* March, *19* 77.

Barbara Cullom, *Notary Public.*

BARBARA CULLOM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires June 9, 1979.

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 .....

D98500

IDENTIF. REFERENCE

APR 13 11 2 AM '77

FEE $ REGISTER DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

GLADYS PHILLIPS, ET AL

Gladys Phillips

David S. Phillips

TO

JOHN W. JONES, ET UX

Return to:

Almany Realtors
273 West Main St.
Hendersonville, Tenn.
37075

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

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