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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 1977

Notary Public

MY COMMISSION EXPIRES: 4-3-1980

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert H. Phillips (NAME)	Albert H. Phillips (NAME)	116-15 61
501 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	501 Lynwood Boulevard (STREET ADDRESS)	
Nashville, Tennessee 37205 (CITY), (STATE) (P. O. ZIP)	Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	

o.c.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CONNIE H. JACKSON AND HUSBAND, ROBERT F. JACKSON, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT H. PHILLIPS AND WIFE, ELIZABETH G. PHILLIPS

HEREINAFTER CALLED THE GRANTEES, THEIR 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 "C" on the Plan of Charles B. McClellan's Resubdivision of certain lots in Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision, as of record in Book 2330, page 140, said Register's Office, described as follows:

Beginning at a monument in the southwesterly margin of Glen Eden Drive at the common corner of said lot "C" and lot no. 10 of Block no. 8 on the plat of Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision as of record in Book 547, page 167, said Registe's Office; thence with the line between said two lots south 34° 45' west 131.33 feet to a corner of lot "A" of said McClellan's Resubdivision; thence with the line between said lots "A" and "C" south 31° 30' east 144.3 feet and south 14° 05' west 33 feet to the northwest corner of lot "B" of said McClellan's Resubdivision; thence with the line between said lots "B" and "C" north 81° 56' east 174 feet to the westerly margin of Lynwood Boulevard; thence with the westerly margin of said Boulevard along a slight curve to the left, having a radius of 1187.8 feet, northerly 119.4 feet to a monument at the beginning of a curve; thence around a curve to the left, having a radius of 32.8 feet, northwesterly 26.4 feet to a monument in the southwesterly margin of Glen Eden Drive; thence with the southwesterly margin of said Drive north 55° 33' west 173 feet to the beginning, containing 40,168 square feet.

Being the same property conveyed to Connie H. Jackson by deed from Willie Mai H. Skelly of record in Book 4855, page 133, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 501 Lynwood Boulevard, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 18th day of March, 1977

Connie H. Jackson

Robert F. Jackson, III

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, George V. Pickens, a Notary Public in and for said County and State, the within named Connie H. Jackson and husband, Robert F. Jackson, III

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 18th day of March 1977

Commission expires [illegible]

George V. Pickens
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Connie H. Jackson and husband,
Robert F. Jackson, III

TO
Albert H. Phillips and wife,
Elizabeth G. Phillips

D98979

INDEXING REFERENCE

APR 15 1 37 PM '77

REGISTER
DAVIDSON CO. TENN.

APR15 77	CONV	90,000.00			
APR15 77	CONV	30,000.00			
APR15 77	S'TAX		B*	312.00	
APR15 77	PR'FEE		B*	.50	
APR15 77	W'DEED		B*	4.00	* 316.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
GEO. I. WOODLEY & SON, INC.
[illegible]