Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

41,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 19 77

Notary Public

MY COMMISSION EXPIRES: 2-16-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville, Tenn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Phipps (NAME)	Dobson & Johnson, Inc. (NAME)	149-4
276 Sailboat Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	128
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	2D-42807

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, Charlotte A. Ralston, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles A. Phipps et ux Telse Phipps

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:

Being Lot No. 314 on the Plan of Edge-O-Lake Estates, Section 7, as of record in Book 3700, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 314 fronts 80.0 feet on the southerly side of Sailboat Drive and runs back between lines 150.0 feet on the easterly side and 110 fees on the westerly side to a broken line in the rear on which it measures 100 feet.

Being the same property conveyed to S. Star Ralston and wife, Charlotte A. Ralston by deed from Wilfred A. Peters and wife, Irene F. Peters of record in Book 4345, page 242, said Register's Office. The said S. Star Ralston and Charlotte A. Ralston having since divorced and property being vested in Charlotte A. Ralston by Divorce Decree of record in Book 4717, page 646, Probate Court.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( ) This is improved ( ) property, known as 276 Sailboat Drive (House Number) (Street) Nashville, TN 37217 (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 my hand this 29TH day of JULY, 19 77

Charlotte A. Ralston, Unmarried

Charlotte A. Ralston

BOOK 5177 PAGE 873

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte A. Ralston, Unmarried

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 29TH day of JULY 19 77

Commission expires 9-16-78

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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
Charlotte A. Ralston, Unmarried

TO
Charles A. Phipps

E 17515

IDENTIF. REFERENCE

AUG 1 11 27 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.

Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

AUG-1 77	CONV	41,900.00			
AUG-1 77	S'TAX		B*	108.94	
AUG-1 77	PR'FEE		B*	.50	
AUG-1 77	W'DEED		B*	4.00	* 113.44