WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1978

Notary Public

MY COMMISSION EXPIRES: 11-3-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc., 300 James Robertson Pkwy.,Nashville, Tn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaDeane Kirby, (NAME)	SAME (NAME)	117-1-A
702E Bowling Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P 1
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA 2217

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LaDeane Kirby, unmarried

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 Unit No. 3-A on the Plan of Bowling Square Condominium, Resubdivision of part of Lot No. 3, as of record in Book 4860, page 51, Register's Office for said County, described as follows: BEGINNING in the center of a brick post, said post being the common line of Lots 2 and 3 on the pla of Bowling Square as of record in Book 4660, page 44, Register's Office for Davidson County, Tennessee and 30.5 feet east of the easterly margin of Bowling Avenue as shown on said plan, thence; with said common line and the center of a row of fence post, North 84° 15' East a distance of 88.5 feet to a fence corner, thence; with the center of a fence, South 5° 23' East a distance of 2.7 feet to a fence corner, thence; with the center of a fence, South 6° 46' East a distance of 10.2 feet to a wall, thence; with the outside face of said wall, North 84° 36' East a distanc of 11.0 feet to a corner, thence; with the outside face of a wall, South 4° 59' East a distance of 8.9 feet to a corner, thence; with the outside face of a wall, north 85° 01' East a dsitance of 8.2 feet to the outside face of the west wall of Unit 3B, thence; with the outsid face of said wall, and going between units #A and 3B, South 5° 00' East a distance of 15.4 feet to an intersection of walls of said units, thenc with the outside face of a wall, South 84° 32' West a distance of 8.3 feet to a corner, thence; with the outside face of a wall, South 4° 50' East a distance of 2.0 feet to a corner, thence; with the outside face of a wall, South 5° 39' East a distance of 20.5 feet to a corner, thence South 85° 03' West a distance of 22.7 feet to a point in the edge of pagement, thence; South 5° 20' East a distance of 3.6 feet to a point on the edge of pavement, thence; with the edge of pavement and 6.0 foot radius

** continued on back)

This is ( ) unimproved (X) improved property, known as 702E Bowling AVe., Nashville, Tenn.
(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 16th day of January, 19 78

X Albert H. Phillips
ALBERT H. PHILLIPS BY:
Elizabeth G. Phillips Attorney in fact

X Elizabeth G. Phillips
ELIZABETH G. PHILLIPS

X Elizabeth G. Phillips

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Albert H. Phillips and Elizabeth G. Phillips

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 16th day of January, 1978

Commission Expires 11-6-79

Notary Public.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth G. Phillips to me known to be the person who executed the foregoing instrument on behalf of herself and on behalf of Albert H.Phillips, and acknowledged that she executed the same as her free act and deed and the free act and deed of Albert H. Phillips.

Witness my hand and seal this the 16th day of January, 1978.

My Commission Expires: 11-6-79

Notary Public

My commission expires

Notary Public

curve to the right a distance of 9.45 feet to a point at edge of pavement, thence; with said edge, South 84° 53' West a distance of 21.6 feet to a point, thence; continuing with said edge, South 5° 58' East a distance of 3.0 feet to a point, thence; with said edge and a curve to the right a distance of 28.27 feet to a point, thence; with said edge in part, North 5° 14' West a distance of 13.2 feet to the center of a brick post, thence; South 84° 52' West a distance of 31.0 feet to the center of a brick post, thence; with the center of a brick wall, North 5° 43' West a distance of 58.0 feet to the point of beginning.

Being the same property conveyed to Albert H. Phillips and wife, Elizabeth G. Phillips by deed from Sample Investment Company, a Tennessee Corporation, of record in Book 4952, page 328, Register's Office for Davidson County, Tennessee.

JAN 27 78	CONV	90,000.00		
JAN 27 78	CONV	45,000.00		
JAN 27 78	S'TAX		B* 351.00	
JAN 27 78	PR'FEE		B* .50	
JAN 27 78	W'DEED		B* 4.00	* 355.50

WARRANTY DEED

FROM
ALBERT H. PHILLIPS ET UX

TO
LaDeane Kirby, Unmarried

TITLE INSURED BY POLICY NUMBER:

E 47.7.97.

Title Associates, Inc. ABSTRACT REFERENCE Jan 27 1978 PM FELIX DAVIDSON

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York