BOOK 5246 PAGE 765

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,800.00

James C. Vernon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 19 78

Notary Public

MY COMMISSION EXPIRES: 12-5-80

(AFFIX SEAL)

Mail

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James C. Vernon et ux (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 136-11
3624 Wood Bridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Parcel 45
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	

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, PHILHALL CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES C. VERNON AND WIFE, BETTY C. VERNON

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 No. 406 on the Plan of Priest Lake Park, Section 6, of record in Book 5050, page 22, Register Office for said County.

Said Lot No. 406 fronts 165 feet on the westerly margin of Wood Bridge Drive and extends back between lines measuring 130.0 feet on the southerly line and 114.40 feet on the northerly line to a dead line in the rear which measures 46.77 feet thereon.

Being part of the same property conveyed to Philhall Corporation by deed from Green Hills Towers, Inc., of record in Book 5046, page 190, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3624 Wood Bridge Drive, Nashville, Tennessee
(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 my hand this 26th day of January, 19 78

PHILHALL CORPORATION

BY: Charles S. Wells Jr.
CHARLES S. WELLS, JR.
VICE PRESIDENT

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
DAVIDSON County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles S. WEll, Jr. and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the Vice President and _____ respectively of the Philhall Corporation the within named bargainor, a corporation, and that {he / they} as such Vice President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Chalres S. WEll, Jr. as such Vice President and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 26th day of January, 19 78

My commission expires 11-15-80

_____
Notary Public

E 47799

IDENTIF. REFERENCE

JAN 27 12 47 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 27 78	CONV	56,800.00		
JAN 27 78	S'TAX		B* 147.68	
JAN 27 78	PR'FEE		B* .50	
JAN 27 78	W'DEED		B* 4.00	* 152.18

