THIS INSTRUMENT PREPARED BY:
Paul Holbrook, Attorney
1202 Nashville Trust Building
Nashville, Tennessee 37201

BOOK 5319 PAGE 427

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Paul Phillips (NAME)	First Federal Savings & Loan (NAME)	72-10-54
1024 Dozier Place (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,*
Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged,

I,

Letha E. Phillips (unmarried),

have this day bargained and sold, and do hereby transfer and convey unto the said

Anthony Paul Phillips and Margaret Jane Campbell

one-half undivided interest in their XXXXX), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 11 on the Map of Dozier Place as of record in Book 974, page 51, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the southerly side of Dozier Avenue and runs back 160.09 feet on the westerly line and 165.1 feet on the easterly line to a dead line measuring 50.2 feet thereon.

Being the same property conveyed to Anthony Paul Phillips and wife, Letha E. Phillips by deed from Kenneth G. Dallas and wife, Evelyn L. Dallas of record in Book 5258, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restrictions, set back lines of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 4,000.00
Subscribed and sworn to before me, this the 31st day of July 19 78.
Anthony Paul Phillips
Affiant
My commission expires: 4/25/81 (Affix Seal)
Paul Holbrook
Notary Public

This is unimproved / improved (X) property, known as 1024 Dozier Place (House Number) (Street) Nashville 37216 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Anthony Paul Phillips and Margaret Jane Campbell
their XXXXXX,

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Anthony Paul Phillips and Margaret Jane Campbell
their
XXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* 31st *this* *day of* July, 19 78 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Letha E. Phillips

BOOK 5319 PAGE 428

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Letha E. Phillips

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that I *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 31st *day of* July *, 19* 78.

Paul Halbrook *Notary Public*

Commission expires 4/25/81.

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 .....

AUG-2 78	CONV	*4,000.00			
AUG-2 78 S'TAX			B*	10.40	
AUG-2 78 PR'FEE			B*	.50	
AUG-2 78	W'DEED		B*	4.00	* 14.90

WARRANTY DEED

FROM Letha E. Phillips

TO Anthony Paul Phillips and Margaret Jane Campbell

E 8 0 3 1 8

IDENTIF. REFERENCE

AUG 2 10 19 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238