trument Prepared By:
.F. HERBERT

BOOK 5335 PAGE 503

Riley, Herbert & Crawford
or, L & C Tower
Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
132-9-102	Clyde E. Easter	Home Federal Savings & Loan 230 Fourth Avenue, North Nashville, TN. 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
OH-7822	911 Cadillac Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated March 2, 1973, in the original principal sum of $26,750.00, payable to Home Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein and being secured by a deed of trust executed by John Arthur Donegan and wife, to Charles Nelson, Jr., Trustee, as of record in Book 4686, page 275,

SEP-8 78	CONV	49,500.00		
SEP-8 78	S'TAX		B* 128.70	
SEP-8 78	PR'FEE		B* .50	
SEP-8 78	W'DEED		B* 4.00	* 133.20

JOHN M. LOMAX and JULIA T. LOMAX PHILLIPS

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE E. EASTER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the northwesterly part of Lot No. 25 on the Plan of Oakhill Subdivsion No. One, as of record in Book 547, page 49, described as follows:

BEGINNING at a point at the common corner of Lots Nos. 25, 26, 39 and 40 in said subdivision, being in the south margin of Cadillac Avenue as shown on the Plan of record in Book 547, page 52; thence easterly along the line between Lots Nos. 25 and 40, being the south margin of Cadillac Avenue, 150 feet to a point; thence southerly, parallel to and 40 feet west of the line between Lots 24 and 25, 304.7 feet; thence westerly 160 feet to the line between Lots Nos. 25 and 26; thence with said line, northerly 309.3 feet to the beginning.

Being the same property conveyed to John M. Lomax and wife, Julia Taylor Lomax, by deed from John Arthur Donegan and wife, Deborah Suiter Donegan, as of record in Book 4825, page 603, said parties having since been divorced as shown by Decree of record in the 5th Circuit Court as of record in Minute Book 31B, page 1417.

Jean Person Lomax spouse of John M. Lomax and Charles W. Phillips, Jr. spouse of Julia T. Lomax Phillips join in this instrument to convey all right, title and interest in and to the above property.

The above named Julia T. Lomax Phillips being the one and same person as Julia Taylor Lomax.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of September, 1978.

John M. Lomax

Julia T. Lomax Phillips

Jean Person Lomax

Charles W. Phillips, Jr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 5335 PAGE 504

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

John M. Lomax and Julia T. Lomax Phillips

the bargainor(s), 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, the 8th day of September, 19 78.

My commission expires: 7-27-81

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Charles W. Phillips, Jr., and Jean Person Lomax

the bargainor(s), 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, the 8th day of September, 1978.

My commission expires: 7-27-81

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 49,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF Sept, 19 78

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL)

Notary Public

E 87598

IDENTIF. REFERENCE

SEP 8 2 24 PM '78

FELIX Z. ROSON, II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

JOHN M. LOMAX & JULIA T. LOMAX PHILLIPS

TO

CLYDE E. EASTER

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

_____
Notary Public