WARRANTY DEED

BOOK 5349 PAGE 427

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00

Virginia Hammock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October, 1978.

Deborah K. Vandiver
Notary Public

MY COMMISSION EXPIRES My Commission Expires MARCH 6, 1982
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Hammock (NAME)	Fidelity Federal Savings & Loan (NAME)	96-10
3123 Crosswood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	par. 271
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3DZ 58506

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, M.M. Phillips and wife, Katherine Morris Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Hammock

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. 550 on the Map of Cloverhill, Section VIII, as of record in Book 2331, page 11, Register's Office for said County.

Said Lot No. 550 fronts 70 feet on the southerly side of Crosswood Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to M.M. Phillips and wife, Katherine Morris Phillips by deed from Walter S. Keeter and wife, Mary Jane Keeter, as of record in Book 3284, page 35, Register's Office for Davidson County.

This is improved (X) unimproved ( ) property, known as 3123 Crosswood Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37214 (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 4th day of October, 1978

M.M. Phillips

Katherine Morris Phillips

BOOK 5349 PAGE 428

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 M.M. Phillips and wife, Katherine Morris 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, TN., this 4th day of October, 19 78

Deborah A. [illegible] Notary Public

Commission Expires My Commission Expires MARCH 16, 1982

STATE OF
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 upon { his oath / their several oaths } acknowledged { himself / themselves } to be the
and respectively of the
the within named bargainor, a corporation, and that { he / they } as such
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
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

E 9375

IDENTIF. REFERENCE

OCT 11 3 10 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OCT 11 78	CONV	27,000.00			
OCT 11 78 S'TAX			B*	70.20	
OCT 11 78 PR'FEE			B*	.50	
OCT 11 78	W'DEED		B*	4.00	* 74.70

$20.250.00 113303-9

WARRANTY DEED

FROM
M.M. Phillips et ux

TO
Virginia Hammock

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc.
Liberty of Serita

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York