FILE BOX 4

BOOK 5354 PAGE 573

78-9-47
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,600.00

Aldona L. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF October, 1978.

Notary Public

MY COMMISSION EXPIRES: 11/7/79.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STU PHILLIPS, et ux (NAME)	OWNER (NAME)	104-12-180
Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	22W-6560
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(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,

H. RAY RAGSDALE and wife, PENNY J. RAGSDALE

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

STU PHILLIPS and wife, ALDONA L. PHILLIPS

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 lot No. 1 on the Resubdivision of a protion of Lot 33 on the Revised and corrected Plan of Lots 43, 44, 57 and 58 in Christopher and Kirkman's Belmont Park Addition, of record in Book 4885, Page 97, Register's Office for said County, described as follows:

BEGINNING at a concrete monument at the southwest intersection of Acklen Avenue and 19th Avenue, South; thence with the margin of 19th Avenue South 6 deg. 57' 35" west, 35.97 feet to a point in the margin of Magnolia Blvd.; thence with the margin of the same southwesterly 116.27 feet to a point; thence leaving said Blvd. north 6 deg. 57' 35" east, 97.16 feet to a monument in the southerly margin of Acklen Avenue; thence with the margin of the same, south 81 deg. 45' 57" east, 100 feet to the point of beginning.

BEING the same property conveyed to H. Ray Ragsdale, by deed from Metropolitan Development and Housing Agency, of record in Book 5182, Page 578, Register's Office for Davidson County, Tennessee.

PENNY J. RAGSDALE, wife of H. RAY RAGSDALE, joins in this conveyance for the purpose of conveying any interest that she now has, or could at any time have in the future, especially her marital rights.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 5182, Page 578, and Book 4626, Page 719, Register's Office for Davidson County, Tennessee, easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 1901-1903 Acklen Avenue (House Number) (Street) Nashville, Tennessee 37212 (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 hands this 24th day of October, 1978

H. RAY RAGSDALE

PENNY J. RAGSDALE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. RAY RAGSDALE and wife, PENNY J. RAGSDALE

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 24th day of Oct 1978

Commission expires 11/7/79

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

WARRANTY DEED

FROM H. RAY RAGSDALE et ux

PENNY J. RAGSDALE

TO STU PHILLIPS et ux

ALDONA L. PHILLIPS

E 96020

IDENTIF. REFERENCE

OCT 24 12 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.
File Box 4

OCT 24 78	CONV	22,600.00			
OCT 24 78	ST TAX		B*	58.76	
OCT 24 78	PR FEE		B*	.50	
OCT 24 78	W DEED		B*	4.00	* 63.26