This instrument was prepared by:
GRISSIM AND SHORT, Attorneys
~~1400 American Trust Building~~
~~Nashville, Tennessee 37201~~

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| Robert A. Phillips, et ux | First Federal Savings of Nashville | 60-11-9 |
| (NAME) | (NAME) | |
| 2904 Rich Acres Drive | Union at 4th Avenue North | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5354 PAGE 627 |
| Nashville, Tenn. 37207 | Nashville, TN 37219 | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

For and in consideration of the sum of TEN and no/100 ($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, BILLY D. LYNCH and wife, JUDY LYNCH,

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT A. PHILLIPS and wife, ELIZABETH M. PHILLIPS,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plan of Hillhurst Acres, Section 3, of record in Book 2331, page 86, Register's Office for said County.

Said Lot No. 18 fronts 105 feet on the easterly side of Rich Acres Drive and extends back 310 feet on the northerly line and 210.2 feet on the southerly line to a dead line in the rear measuring 144.6 feet thereon.

Being the same property conveyed to Billy D. Lynch and wife, Delores F. Lynch, by deed from Dallas M. Bridges and wife, Mae Nell Bridges, of record in Book 4025, page 984, Register's Office for Davidson County, Tennessee. The said Delores F. Lynch having since died.

| | | | | |
|---|---|---|---|---|
| OCT24-0 | CONV | 47,500.00 | | |
| OCT24-0 | S'TAX | | B* 123.50 | |
| OCT24-0 | PR'FEE | | B* .50 | |
| OCT24-0 | W'DEED | | B* 4.00 | * 128.00 |

This is unimproved ( ) improved ( X) property, known as 2904 Rich Acres Drive
(House Number) (Street)
Nashville, Tennessee 37207
(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 20th day of October, 1978.

Billy D. Lynch
Billy D. Lynch

Judy Lynch
Judy Lynch

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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 Billy D. Lynch and wife, Judy Lynch,

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 20th day of October 1978.

My commission expires 8-13-80 Notary Public Dorothy L. Wilson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Elizabeth M. Phillips

Sworn to and subscribed before me this 20th day of October, 1978.

My commission expires 8-13-80 Notary Public Dorothy L. Wilson

This instrument was prepared by:

J. M. Grissim, Attorney, 1400 American Trust Building, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM BILLY D. LYNCH and wife, JUDY LYNCH

TO ROBERT A. PHILLIPS and wife, ELIZABETH M. PHILLIPS

E 96049

IDENTIF. REFERENCE

OCT 24 2 05 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

File 1st Fee