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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,700.00

Bobby Lanford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/17/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN D. MAZER, Esq. 20th Floor, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Lanford et ux (NAME)	SAME (NAME)	P/O 173
100 Rader Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	52
Antioch Tenn. 37013 (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, W. B. PHILLIPS, et ux BESSIE PHILLIPS, both deceased, by the Heirs at Law of the said W. B. PHILLIPS, et ux BESSIE PHILLIPS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BOBBY LANFORD et ux GLANCIE M.

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING part of the same property conveyed to W. B. Phillips and wife, Bessie Phillips by Warranty Deed from E. D. Reynolds and wife, Ada Porter Reynolds of record in Book 481, page 385, Register's Office for Davidson County. The said W. B. Phillips and wife, Bessie Phillips having since died, with W. B. Phillips having predeceased Bessie Phillips, with the said Bessie Phillips leaving said property by Will to Bennett Grady Phillips, Gentry Mason Phillips, Jeanette P. Tibbs, Nancy Sue P. Durham and William Leonard Phillips.

Said conveyance subject to Right-of-Way Agreement granted the Columbia Gulf Transmission Company, as amended by instrument of record in Book 4235, page 268, Register's Office for Davidson County.

unimproved XX
This is improved ( ) property, known as _____ (House Number) (Street) (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 hand s this 30th day of November, 19 78

X Virginia P Phillips Nancy P Durham Gentry M Phillips
W. L. Phillips Hughes F. Durham Mary Sue P. Phillips
B. D. Phillips Jeanette P. Tibbs
Freda W. Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named Virginia P. Phillips, W. L. Phillips, B. G. Phillips, Freda W. Phillips, Sue P. Durham, Hugh F. Durham, Geatry M. Phillips, Mary Sue Phillips, and Jeanette P. Tibbs, being all of the heirs at law of W. B. Phillips et ux Bessie, both deceased, the bargainors, 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 30th day of November, 19 78.

Commission expires 10/17/82

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
W. B. PHILLIPS, et al

TO
BOBBY LANFORD, et ux
GLANCIE M. LANFORD

PLEASE FILE BOX "17"

F-0427-I

IDENTIF. REFERENCE

DEC 8 2 31 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-8[illegible]	CONV	17,700.00			
DEC-8[illegible]	S'TAX		B*	46.02	
DEC-8[illegible]	PR'FEE		B*	.50	
DEC-8[illegible]	W'DEED		B*	6.00	* 52.52

TRACT 2:

LAND in Davidson County, Tennessee, according to a survey of Jack R. Underwood, Tennessee Licensed Surveyor No. 420, consisting of 7.3 acres, more or less and more particularly described as follows:

BEGINNING at a point on the easterly boundary of Blue Hole Road, said point being 11.2 ft. in a northerly direction from the intersection of Blue Hole Road and Pettus Road; thence north 11° 56' east 266.8 ft. to a point; thence following the easterly boundary of Blue Hole Road in a northwesterly direction 970 ft. to a point; thence north 56° 12' east 75 ft. to a point; thence s 46° 30' East 375.41 ft. to a point; thence south 76° 25' east 379.63 ft. to a point; thence south 2° 31' west 514.88 ft. to a point; thence south 83° 38' west 291.02 ft. to a point; thence south 6° 22' east 279.47 ft. to a point; thence in a westerly direction 132.2 ft. to a point; thence south 72° 2' west 42.6 ft. to the point of beginning.