FILE BOX 5

BOOK 5373 PAGE 812

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

53,500.00 William A. Phillips
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 19 78

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 9-6-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Phillips	The Galbreath Mortgage Company	MAP 150-6
(NAME)	(NAME)	
2965 Brantley Avenue	101 East Town Street	PARCEL 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217	Columbus, Ohio 43215	2D-59095
(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, Steven L. Moore and wife Donna B. Moore

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Phillips and wife Delpha E. 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. 173 on the plan of Cherry Hills Subdivision, Section 8, as of record in Plat Book 4660, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven L. Moore et ux Donna B. Moore, by deed from Hiram A. LeMay et ux Nancy Margaret LeMay, as of record in Book 5276, Page 157, Register's Office for said County.

THIS instrument is made subject to restrictive covenants of record in Book 4726 Page 116, Register's Office for said County, and to the Plan of record in Book 4660, Page 50, said Register's Office. This instrument is also made subject to a 2.5 x 25 foot utility anchor easement located on the northern most front corner of said lot, and a 140 foot right of way and easement for Gulf International Gas Company across the rear of subject lot. This instrument is made subject to all applicable local government planning, building and zoning regulations.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 2965 Brantley Avenue (House Number) (Street) Nashville, TN 37217 (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 8TH day of DECEMBER, 1978

Steven L. Moore X Steven L. Moore

~~Donna B. Moore~~ X Donna B. Moore

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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 Steven L. Moore and wife Donna H. Moore

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 8TH day of DECEMBER 1978

Commission expires 9-6-81

Patricia Ann Jennison
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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM Steven L. Moore

TO William A. Phillips

F. 04589

IDENTIF. REFERENCE

DEC 11 2 38 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

MAIL BOX 3

DEC 11 78	CONV	53,500.00		
DEC 11 78	S'TAX		B* 139.10	
DEC 11 78	PR'FEE		B* .50	
DEC 11 78	W'DEED		B* 4.00	* 143.60