This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5375 PAGE 19

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Phillips and wife, Phyllis Sawyer Phillips	SAME	Map 104-12
(NAME)	(NAME)	
1809 Hillmont Drive		Parcel 229
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Leslie Phillips and wife, Phyllis Sawyer Phillips and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Leslie Phillips

have this day bargained and sold, and do hereby transfer and convey unto the said Leslie Phillips and wife, Phyllis Sawyer Phillips *the Grantees herein, their (successors), heirs and assigns.*

certain real estate in Davidson County, Tennessee, as follows:

Being the southerly one-half of Lot No. 37 and the northerly 20 feet of Lot No. 38 in the Christopher and Kirkman Addition to Nashville, a plan of which is of record in Book 57, page 158, Register's Office for said County.
Said southerly half of Lot No. 37 and the northerly 20 feet of Lot No. 38 front together 70 feet on the westerly side of 18th Avenue South, formerly Baxter Boulevard, and extends back between parallel lines 160 feet to an alley in the rear.

Being the same property conveyed to Leslie Phillips, by deed from Anne Parks Johnson, of record in Book 5251, page 843, Register's Office for said County.

Pursuant to Section 64-109, Tennessee Code Annotated, it is the grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in the said property previously held by the grantor.

MARY ENSEY NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ None

Subscribed and sworn to before me, this the 13th day of Dec. 1978

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1909 18th Avenue South, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for deed of trust of record in Book 5262, page 518, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 13th *day of* December, 19 78. *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leslie Phillips

Leslie Phillips

BOOK 5375 PAGE 20

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Leslie Phillips

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee *this* 13th *day of* Dec., *19* 78

Mary Ensey *Notary Public*

NOTARY PUBLIC AT LARGE

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

DEC 14 78 MISC B* 4.00 * 4.00

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Leslie Phillips
TO
Leslie Phillips and wife,
Phyllis Sawyer Phillips

F. 0 5 1 6 5

IDENTIF. REFERENCE

DEC 14 1 06 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627