| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| ~~Barbara Phillips~~ (NAME) | Owner (NAME) | 120-14 |
| 302 Forrester Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 54 |
| Nashville, Tennessee (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | 2DA-45272 |

## WARRANTY DEED

For and in consideration of the sum of $10.00

---------- Ten & No/100 ---------- DOLLARS

paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of a note in the original amount of $10,000.00, secured by a Deed of Trust of record in Book 5267, page 443, Register's Office for Davidson County, Tennessee.

We, David Eugene Eady and wife, Carol Ann Eady

have bargained and sold, and by these presents do transfer and convey unto the said Barbara Phillips, a single person

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

Land in Davidson County, Tennessee, being Lot No.172 on the Map of Airport Estates, as of record in Book 1130, page 83, Register's Office for said County.

Said Lot No.172 fronts 76 feet on the easterly side of Forrester Drive and runs back between lines, 172.8 feet on the north line, and 171.8 feet on the south line to a broken line in the rear on which it measures 114.3 feet.

The above described property was conveyed to David Eugene Eady and wife, Carol Ann Eady, by deed from Waymon V. Jones, of record in Book 3643, page 578, Register's Office for Davidson County, Tennessee.

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

1979 Property Taxes have been prorated at closing and Buyer is to be responsible for payment of said taxes when they become due.

3291 02/15 65.60 CHECK

unimproved ( )
This is improved (X) property, known as 302 Forrester Drive (House Number) (Street)
Nashville, Tennessee
(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 13th day of February, 1979.

x David Eugene Eady
David Eugene Eady

x Carol Ann Eady
Carol Ann Eady

BOOK 5395 PAGE 623

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 David Eugene Eady and wife, Carol Ann Eady

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, this 13th day of February, 1979.

My commission expires 8-26-80 Notary Public

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 $ 23,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Barbara Phillips

Sworn to and subscribed before me
this 13th day of February, 1979.

My commission expires 8-26-80 Notary Public

| This instrument was prepared by: | | |
|---|---|---|
| DOBSON & JOHNSON, INC. | Suite 1800, One Commerce Place | Nashville, Tennessee 37239 |
| Name | | Address |

WARRANTY DEED

FROM David Eugene Eady, etux

TO Barbara Phillips, a single person

F. 14303

IDENTIF. REFERENCE

FEB 15 12 09 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
SUITE 1800, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239