WARRANTY DEED Published by Tennessee Title Company

For and in consideration of the sum of $ 10,000.00 - TEN THOUSAND AND NO/100 - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by **F. F. Pope and wife, Lucille Park Pope, the receipt of which is hereby acknowledged,**

we, Charles Phillips and J. E. Richmond,

have bargained and sold, and by these presents do transfer and convey unto the said **F. F. Pope and wife, Lucille Park Pope,**

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. 27 on the plan of King's Subdivision, Section 1, as of record in book 1130, page 94, Register's Office for said County.

Said Lot No. 27 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 249 feet to a dead line.

Being part of the property conveyed to Charles Phillips and J. E. Richmond by deed from J. W. Richmond, Trustee, of record in book 1422, page 601, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 1373, page 305 and also easement for public utility purposes as shown on plan in book 1130, page 94, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **F. F. Pope and wife, Lucille Park Pope,** **their** heirs and assigns, forever.

And **we** do covenant with the said **F. F. Pope and wife, Lucille Park Pope,** 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, **except taxes for 1947 which have been pro-rated and assumed by the Grantees herein.**

And we, Charles Phillips and J. E. Richmond, do further covenant and bind **ourselves, our** heirs and representatives, to warrant and forever defend the title to the said land to the said **F. F. Pope and wife, Lucille Park Pope,** **their** heirs and assigns against the lawful claims of all persons, whomsoever.

Witness **our** hands this 18th day of **June**, 1947.

Charles Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, John C. Sandidge, a Notary Public in and for said County and State, the within named Charles Phillips and J. E. Richmond,

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 18th day of June, 1947.

Commission expires 7-6-50

John C. Sandidge
Notary Public