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WARRANTY DEED — Furnished by Tennessee Title Company

For and in consideration of the sum of $--------$5.00----------

-------FIVE AND NO/100----------DOLLARS

cash in hand and other good and valuable considerations paid by Joseph W. Phillips and wife, Alice K. Phillips, receipt of which is hereby acknowledged,

we, Jesse M. Pearre and wife, Mary Hall Pearre have bargained and sold, and by these presents do transfer and convey unto the said Joseph W. Phillips and wife, Alice K. Phillips 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. 9 on the map of B.E. Woodard's Subdivision of a part of the W.J.Tune Land, as of record in book 974, pages 94 and 95, Register's Office for said County.
Said lot No. 9 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 400 feet on the northwesterly line and 396 feet on the southeasterly line to low water mark of Cumberland River, measuring 100 feet, more or less, thereon.
Being the same property conveyed to Jesse M. Pearre and wife, Mary Hall Pearre, by deed from Ben E. Woodard and wife, of record in book 1308, page 457, said Register's Office.

Restrictive covenants contained in an instrument executed by Ben E. Woodard and wife, of record in book 1117, page 669, 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 Joseph W. Phillips and wife, Alice K. Phillips their heirs and assigns, forever.

And we do covenant with the said Joseph W. Phillips and wife, Alice K. Phillips 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 the year 1947 which have been pro-rated and assumed by the grantees herein.
And we, Jesse M. Pearre and wife, Mary Hall Pearre do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph W. Phillips and wife, Alice K. Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 1 day of August, 1947.

Jesse M. Pearre

Mary Hall Pearre

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. B. Lackey Jr., a Notary Public in and for said County and State, the within named Jesse M. Pearre and wife, Mary Hall Pearre, the bargainor, 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 4th day of August, 1947.

Commission expires April 3, 1950

J. B. Lackey Jr.
Notary Public

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