K 1533

WARRANTY DEED

Published by Tennessee Title Company

For and in consideration of the sum of $ - - Nine Thousand and No/100 - - -($9000.00) -DOLLARS

cash in hand paid by Ben H. Northern and Wife, Emily C. Northern, the receipt of which is hereby acknowledged,

We, John D. Phipps and Wife, Myrtle D. Phipps, have bargained and sold, and by these presents do transfer and convey unto the said Ben H. Northern and Wife, Emily C. Northern, 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 of Block "E," on the Map of Greenland Estates, as of record in Book 974, page 13, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southwesterly side of Greenland Avenue and runs back 290 feet on the northwesterly line and 283 feet on the southeasterly line, to a dead line, measuring 50.5 feet thereon.

Being the same property conveyed to John D. Phipps and Myrtle D. Phipps, by deed from W. S. Cheek and Wife, of record in Book 1490, page 409, said Register's Office.

The above property is conveyed subject to restrictive covenants of record in Book 1079, page 471, and in Book 1133, page 481, said Register's Office.

Taxes for the year 1947 have been prorated and adjusted, and are hereby assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben H. Northern and Wife, Emily C. Northern, their heirs and assigns, forever.

And we do covenant with the said Ben H. Northern and Wife, Emily C. Northern, 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 as mentioned above.

And we, John D. Phipps and Wife, Myrtle D. Phipps, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ben H. Northern and Wife, Emily C. Northern, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of September, 1947

John D. Phipps

Myrtle D. Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Anne Abernathy, a Notary Public in and for said County and State, the within named John D. Phipps and Wife, Myrtle D. Phipps, 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 2nd day of September, 1947

Anne Abernathy
Notary Public

Commission expires

My Commission Expires Jan. 17, 1950

ANNE ABERNATHY NOTARY PUBLIC DAVIDSON CO.

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