1578

WARRANTY DEED — Form 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 4,850.00,

- - - - - - FOUR THOUSAND EIGHT HUNDRED FIFTY AND NO/100 - - - - - DOLLARS

Of which $1,569.37 has been paid in cash by Johnny S. Phillips and wife, Margaret E. Phillips, receipt of which is hereby acknowledged, and for the remainder the grantees herein assume and agree to pay the remaining unpaid balance of $3,280.63 of a note in the original amount of $3,550.00, with interest at 6% per annum, said note being executed by Pauline Boyle Sivley, dated June 26, 1946, both principal and interest payable $29.97 monthly, and secured by vendor's lien retained in the deed of record in Book 1392, page 148, Register's Office for Davidson County, Tennessee,.

I, Pauline Boyle Sivley,

have bargained and sold, and by these presents do transfer and convey unto the said Johnny S. Phillips and wife, Margaret E. Phillips, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the West one-half of Lot No. 114 on the Map of Barrow's Addition to Edgefield, of record in Plan Book 1, page 13, of the Chancery Court at Nashville, and a small strip out of the Totten Property.
Said parts of said lots front 50 feet on the north side of Boscobel Street and run back between parallel lines, along the easterly margin of Prospect Street or Lee Street, 190 feet to an alley.
Being the same property conveyed to Pauline Boyle Sivley by deed from Walter Bracey and wife, of record in Book 1392, page 148, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny S. Phillips and wife, Margaret E. Phillips, their heirs and assigns, forever.

And I do covenant with the said Johnny S. Phillips and wife, Margaret E. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Pauline Boyle Sivley, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Johnny S. Phillips and wife, Margaret E. Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of April, 1948.

Pauline Boyle Sivley

STATE OF TENNESSEE, Davidson County

Personally appeared before me, John E. Ghee, a Notary Public in and for said County and State, the within named Pauline Boyle Sivley, a widow with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1948.

Commission expires: My Commission Expires OCT. 9, 1951

John E. Ghee
Notary Public

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