K 1711

WARRANTY DEED

For and in consideration of the sum of ----------$6250.00----------

-----SIXTY TWO HUNDRED AND FIFTY & NO/100---------- DOLLARS

cash in hand paid by James T. Grisham, unmarried, the receipt of which is hereby acknowledged.

We, Charles Phillips and wife, Gladys Phillips have bargained and sold, and by these presents do transfer and convey unto the said James T. Grisham, unmarried his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 30 and the West 1/2 of Lot No. 29 of Block "B" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County. Said lot and part of said lot adjoin and front together 75 feet on the south side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.
Being part of the property conveyed to Charles Phillips by three deeds from A. J. Coleman, and wife, of record in Book 1645, page 333, in Book 1645, page 327, and in Book 1645, page 325, said Register's Office.

Restrictions of record in Book 1380, page 88 apply to the above described property.

The plan of record in Book 1130, page 85, shows a 30-foot building set-back line from Cheryl Avenue and a 10-foot easement along the rear of the lots for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James T. Grisham his heirs and assigns, forever.

And we do covenant with the said James T. Grisham 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 1949 taxes which have been prorated and assumed by the grantee.

And we, Charles Phillips and wife, Gladys Phillips do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James T. Grisham his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of March, 1949

Charles Phillips

Gladys Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Charles Phillips and Gladys Phillips 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 office, this 23rd day of March, 1949

My commission expires July 6, 1950

James P. Wilson
Notary Public

55841

WARRANTY DEED

FROM
Charles Phillips and wife
Gladys Phillips
TO
James T. Grisham

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of MAR A.D. 1949 at 1:55 o'clock P.M.
Noted in Book 69 Page 104
Recorded in Book 5150
Dpt. Reg.

Form 103

G 311