K 1760

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00 ------------------------------

------------------ ONE AND NO/100 ------------------ **DOLLARS**

cash in hand paid by Vallie J. Phillips, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Dorothy P. Holt, **have bargained and sold, and by these presents do transfer and convey** my entire interest **unto the said** Vallie J. Phillips,

her **heirs and assigns,** in and to **a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being in the 11th Civil District, and being Lot No. 6 on the Map of Happy Valley, Section "A", not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, April 19, 1941, as follows:

Beginning on the southerly margin of Williams Ferry Road, at a point 400 feet east of the easterly margin of Cooper Lane, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots southwardly 170.5 feet; thence eastwardly 75 feet to the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 168.5 feet to the southerly margin of Williams Ferry Road; thence with said Road, westwardly 75 feet to the beginning.

Being the same property conveyed to Dorothy P. Holt and Vallie J. Phillips by deed from Edna T. Harris Kurzynski and husband, of record in Book 1631, page 467, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 1181, page 127, Register's Office for Davidson County, Tennessee.

To have and to hold my entire interest in and to **the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said** Vallie J. Phillips,

her **heirs and assigns, forever.**

And I **do covenant with the said** Vallie J. Phillips

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.**, except for taxes for the year 1949 which are assumed by the Grantee herein.

And I, Dorothy P. Holt,

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Vallie J. Phillips,

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my hand **this** 24th **day of** September **194**9.

Dorothy P. Holt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Calvin Cockrill, **a Notary Public in and for said County and State, the within named** Dorothy P. Holt

the bargainor, 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** 4th **day of** October **194**9.

Commission expires April 3, 1950

Calvin Cockrill
Notary Public

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