1779

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - Ten and No/100 - - - - - - - - - - - - - -

- - - -($10.00) - DOLLARS

cash in hand paid by James L. Eddington and Wife, Violet B. Eddington, and other good and valuable considerations, the receipt of all 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 James L. Eddington and Wife, Violet B. Eddington,

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. 86 on the Map of Miro Meadows, Third Addition, as of record in Book 1424, page 116, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of McGavock Pike at the corners of Lots Nos. 85 and 86; thence southerly with the margin of said Pike, 65 feet to a concrete monument at the beginning of a curve; thence around said curve, having a radius of 20 feet, and a distance of 29.76 feet to a concrete monument in the north margin of Kent Place; thence along Kent Place westerly 119.13 feet to the southwest corner of Lot No. 86; thence north along the rear line of said lot, 100 feet to the corner of Lots Nos. 86 and 85; thence easterly along the line between said lots, 146.8 feet to the beginning.

Being part of the property conveyed to John D. Phipps and Wife, Myrtle D. Phipps, by deed from H. H. Richardson, Trustee, et al, of record in Book 1732, page 175, said Register's Office.

The above property is conveyed subject to restrictions in deed of record in Book 1710, page 183, and also in deed of record in Book 1718, page 435, 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 James L. Eddington and Wife, Violet B. Eddington, their heirs and assigns, forever.

And we do covenant with the said James L. Eddington and Wife, Violet B. Eddington, 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.

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 James L. Eddington and Wife, Violet B. Eddington, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of November, 1949.

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 bargainor s, 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 10th day of November, 1949.

Commission expires 1-17-1950

Anne Abernathy
Notary Public

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