For and in consideration of the sum of $ - - - Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS - - - ($10.00) - - - - - - - - - - - - - - - - - - - - - - - - - cash in hand paid by Willie M. Beakley and Wife, Patsy G. Beakley, 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 Willie M. Beakley and Wife, Patsy G. Beakley, 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. 128 on the Map of Dalewood, Section II, not of record, and described according to a survey made by W. W. Turner Company, Engineers, January 24, 1950.

Said Lot No. 128 being described as beginning at a point in the westerly margin of Ridgecrest Drive at the corner of Lots Nos. 127 and 128; thence with the line between said lots, westerly 150 feet to a point; thence southerly 82 feet to the corner of Lots Nos. 128 and 129; thence with the line between said lots, easterly 150 feet to the westerly margin of Ridgecrest Drive; thence with the margin of the same, northerly 82 feet to the beginning.

Being part of the property conveyed to John D. Phipps and Wife, Myrtle D. Phipps, by deed from Eastdale Realty Company, Inc., of record in Book 1807, page 523, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie M. Beakley and Wife, Patsy G. Beakley, their heirs and assigns, forever.

And we do covenant with the said Willie M. Beakley and Wife, Patsy G. Beakley, 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 by taxes for the year 1950 which have been prorated and adjusted and are hereby assumed by grantee.

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 Willie M. Beakley and Wife, Patsy G. Beakley, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of May, 1950.

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 19th day of May, 1950.

Anne Abernathy
Notary Public

Commission expires 1-6-1954

102885

WARRANTY DEED

FROM

JOHN D. PHIPPS AND WIFE,
MYRTLE D. PHIPPS,

TO

WILLIE M. BEAKLEY & WIFE,
PATSY G. BEAKLEY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of MAY A.D. 1950
at 9:21 o'clock A. M.
Noted in Book 72 Page 420
Recorded in Book ...... Page ......
Recording Fee $1.50
JAMES P. WILSON, Register
By C. McKinley Dpt. Reg.