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

- -($10.00) - DOLLARS

cash in hand paid by John R. Farrell, Sr., and Wife, Mildred T. Farrell, 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 John R. Farrell, Sr., and Wife, Mildred T. Farrell,

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. 127 on the Map of Dalewood, Section II, as of record in Book 1835, page 6, Register's Office for said County.

Said Lot No. 127 fronts 82 feet on the west side of Ridgecrest Drive and runs back between parallel lines 150 feet to a dead line.

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, saidRegister's Office.

The above property is conveyed subject to restrictions of record in Book 1229, page 325, and in Book 1786, page 80, and in Book 1788, page 493, Register's Office for said County; and is subject to a 10-foot easement along the westerly line of the lot 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 John R. Farrell, Sr., and Wife, Mildred T. Farrell, their heirs and assigns, forever.

And we do covenant with the said John R. Farrell, Sr., and Wife, Mildred T. Farrell, 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 are hereby assumed by the 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 John R. Farrell, Sr., and Wife, Mildred T. Farrell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of July, 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 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 19th day of July, 1950.

Commission expires 1-6-1954

Anne Abernathy
Notary Public

WARRANTY DEED

FROM

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

TO

JOHN R. FARRELL, SR., AND WIFE, MILDRED T. FARRELL.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 JUL A. 1950
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording Fee $ ...
JAMES P. WILSON, Register
By ... Dpt Reg.

Published by Tennessee Title Company