For and in consideration of the sum of $ - - - Ten and No/100 - - - - - - - - - - - - - - - - DOLLARS - - ($10.00) -
cash in hand paid by John M. Pigg and Wife, Mary L. Pigg,

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 M. Pigg and Wife, Mary L. Pigg, 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. 258 on the Map of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for said County.

Said Lot No. 258 fronts 113 feet on the westerly side of Fernwood Drive and runs back between lines, 189.5 feet on the northerly line and 194.4 feet on the southerly line to a dead line in the rear on which it measures 17 feet.

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 1855, page 248, said Register's Office.

The above property is conveyed subject to restrictions of record in Book 1229, page 325; in Book 1786, page 80; and in Book 1855, page 223, 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 John M. Pigg and Wife, Mary L. Pigg, their heirs and assigns, forever.

And we do covenant with the said John M. Pigg and Wife, Mary L. Pigg, 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 1951 which 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 M. Pigg and Wife, Mary L. Pigg, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of January, 1951.

John D. Phipps

Myrtle D. Phipps

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, E. Dawson George, a Notary Public in and for said County and State, the within named John D. Phipps and Wife, Myrtle D. Phipps, 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 January, 1951

Commission expires 10-5-53

E. Dawson George
Notary Public

24221 /

WARRANTY DEED

1744 V 9075

FROM

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

TO

JOHN M. PIGG AND WIFE,
MARY L. PIGG

File Russell Moore

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 20 day of JAN A. D. 1951
at 10:5? o'clock A M.
Noted in Book 74 Page 493
Recorded in Book ... Page ...
Recording Fee $ 1.50
JAMES F. WILSON, Register
By M McGinley Dpt. Reg.

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