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WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

---TEN AND NO/100--- **DOLLARS**

Cash paid by Thomas D. Phillips and Wife, Madge C. Phillips, and other good and valuable considerations, the receipt of which is hereby acknowledged

We, Robert W. Smith, Jr., and Wife, Elizabeth M. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Thomas D. Phillips and Wife, Madge C. Phillips 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. 149 on the Plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 63 feet on the westerly side of McGavock Pike, and runs back 158.8 feet on the southerly line, and 191.9 feet on the northerly line, with the southerly margin of the Tennessee Central Railroad right-of-way to a dead line, measuring 169.5 feet thereon.

Being the same property conveyed to Robert W. Smith, Jr., and Wife, Elizabeth M. Smith, by deed from R. Walker Smith, Trustee, of record in Book 1851, Page 351, said Register's Office.

Property conveyed subject to Utility easement, 40-foot building setback line and conditions of owners certificate, as shown on plan in book 1835, Pages 27 and 28, Register's Office for Davidson County, Tenn., the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in an instrument executed by R. Walker Smith, Trustee, dated June 12, 1950, of record in Book 1874, Page 452, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas D. Phillips and Wife, Madge C. Phillips their **heirs and assigns, forever.**

And we **do covenant with the said** Thomas D. Phillips and Wife, Madge C. Phillips **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 1951 Taxes which have been pro-rated and Purchaser will pay when due.

And We, Robert W. Smith, Jr., and Wife, Elizabeth M. Smith **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Thomas D. Phillips and Wife, Madge C. Phillips their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand this 3rd day of April, 19 51.

Robert W. Smith, Jr.

Elizabeth M. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named Robert W. Smith, Jr., and Wife, Elizabeth M. Smith

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 3rd day of April, 19 51.

THELMA NEAL NOTARY PUBLIC DAVIDSON COUNTY

Commission expires Jan. 29, 1955

Thelma Neal
Notary Public

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