For and in consideration of the sum of $ - FIVE ($5.00) - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, THERESA CONDON, a widow have bargained and sold, and by these presents do transfer and convey unto the said JOHN W. PHILLIPS AND WIFE, MARY E. PHILLIPS their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being the east 75 feet of Lot 77 on the Map of Sunset Park Subdivision, as of record in book 332, page 132, Register's Office of Davidson County, Tennessee. Said part of said Lot No. 77 fronts 75 feet on the northerly side of West Ashwood Avenue, and runs back northwardly between parallel lines 160.5 feet to south line of lot No. 84 of said Plan.
Being the same property conveyed to James F. Condon and wife, Theresa Condon, by deed from W.C. Nelson and wife, of record in Book 1149, page 394, 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 JOHN W. PHILLIPS AND WIFE, MARY E. PHILLIPS their heirs and assigns, forever.

And I do covenant with the said JOHN W. PHILLIPS AND WIFE, MARY E. PHILLIPS that I AM lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, THERESA CONDON, a widow do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said JOHN W. PHILLIPS AND WIFE, MARY E. PHILLIPS their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 8th day of February, 1952.

Theresa Condon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THOS. M. PRITCHETT, a Notary Public in and for said County and State the within named THERESA CONDON, a widow the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of February 1952

Commission expires August 2, 1954

Thos M Pritchett
Notary Public

WARRANTY DEED

60164

THERESA CONDON, a widow

TO

JOHN W. PHILLIPS AND WIFE, MARY E. PHILLIPS

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
FEB 14 1952
Recorded in Book 2036 page 234

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