For and in consideration of the sum of Twelve Thousand and no/100----------

----------($12,000.00)---------- DOLLARS

paid to us in cash, the receipt of which is hereby acknowledged, we, John U. Wilson and wife, Louise Wilson

have bargained and sold, and by these presents do transfer and convey unto the said H. A. Phillips and wife, Christine Stigall 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. 26 on the Plat of Brookside Courts Addition No. 4, Section 2, as of record in Book 1835, page 114, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a monument in the southerly margin of Vine Ridge Drive, the same being the common corner of Lot No. 26 in Section 2 and Lot 3 in Section 1 of Brookside Courts Addition No. 4; thence South 6° 16' East, with the dividing line between said Lots 26 and 3, 122 feet to a monument; thence South 82° 40' West 11.2 feet to a monument; thence South 20° 06' West 47.4 feet to a monument; thence South 78° 30' West 20 feet to an iron pin the same being the common corner of Lots 26 and 25; thence northwardly with the dividing line between Lots 26 and 25 141 feet to an iron pin in the southerly margin of Vine Ridge Drive; thence Eastwardly with the southerly margin of Vine Ridge Drive 98 feet to the point of beginning.

Being a part of the same property conveyed to John U. Wilson by deed from R. W. Grizzard of record in Book 2015, page 56, 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 H. A. Phillips and wife, Christine Stigall Phillips, their heirs and assigns, forever.

And we do covenant with the said H. A. Phillips and wife, Christine Stigall 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.

And we, John U. Wilson and Wife, Louise Wilson

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. A. Phillips and wife, Christine Stigall Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of May, 1952

John U. Wilson

Louise Wilson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Dodson Batson, a Notary Public in and for said County and State, the within named John U. Wilson and wife, Louise Wilson

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 office, this 7th day of May, 1952

My commission expires 4-5-1954

Dodson Batson
Notary Public

67193

WARRANTY DEED

FROM
John U. Wilson, et ux

TO
H. A. Phillips, et ux

GUARANTY MORTGAGE CO. OF TENNESSEE

REGISTER'S
STATE OF TENNESSEE
DAVIDSON CO.
Received for record MAY 8 1952 at 11
of 10:17 o'clock A.M.
Noted in Book 2811 Page 411
Recorded in Book 1200
Recording Fee $2.00
JAMES H. WILSON, Register
By A. Crawford

Insurance
MIAMI, FLA.

FORM 81

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