2085

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

- - -($10.00)- **DOLLARS**

cash in hand paid by Johnnie B. Van Dolon and Wife, Fannie L. Van Dolon, 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** Johnnie B. Van Dolon and Wife, Fannie L. Van Dolon, 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. 51 on the plan of Moss Rose Heights, Section 3. as of record in Book 1936, page 103, Register's Office for said County, described as follows:

Beginning on the westerly margin of Ivy Drive at the corner of Lots Nos. 50 and 51; thence with the line between said two lots, westwardly 124.22 feet; thence north 14 degrees 46 minutes 33 seconds west 12.6 feet; thence north 24 degrees 34 minutes 30 seconds west 120.65 feet to the southerly margin of Ivy Drive; thence with said Drive, eastwardly 16.1 feet to the beginning of a curve; thence around said curve, southeastwardly 176.42 feet to the westerly margin of Ivy Drive; thence with said Drive, southwardly 25.5 feet to the beginning.

Being part of the property conveyed to John D. Phipps and Wife, Myrtle D. Phipps, by deed from Cumberland Construction Company, Inc., of Nashville, of record in Book 2021, page 51, said Register's Office.

The above property is conveyed subject to restrictions of record in Book 1906, page 112, and as amended by instrument of record in Book 1916, page 394, 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 Johnnie B. Van Dolon and Wife, Fannie L. Van Dolon, their **heirs and assigns, forever.**

And we **do covenant with the said** Johnnie B. Van Dolon and Wife, Fannie L. Van Dolon, **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 1952 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** Johnnie B. Van Dolon and Wife, Fannie L. Van Dolon, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 6th day of June, 1952.

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 6th day of June, 1952.

Commission expires 1-6-1954

Anne Abernathy
Notary Public

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20342

WARRANTY DEED
212-FHA 12-39

FROM

JOHN D. PHIPPS AND WIFE,

MYRTLE D. PHIPPS,

TO

JOHNNIE B. VAN DOLON AND WIFE

FANNIE L. VAN DOLON

2:16 P.M. June 6 1952 200 174

R. Brumfield

LAWYERS TITLE INSURANCE CORPORATION of Richmond, Virginia

HERSEY 10M 11-49

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