K 2093

ATTORNEY

For and in consideration of the sum of $ 10.00,

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

Cash in hand paid by the grantees herein, and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of a note executed by Emmett Carey and wife, Rose E. Carey, dated Sept. 13, 1951, in the original amount of $8,000.00, payable to The Penn Mutual Life Insurance Company, with 5% interest, both principal and interest payable $52.80 monthly, and secured by deed of trust of record in Book 2057, page 239, Register's Office for Davidson County, Tennessee, I, Rose E. Carey, - - -

have bargained and sold, and by these presents do transfer and convey unto the said T. L. PHILLIPS and wife, HELEN K. 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. 166 on the Plan of Merry Oaks, as of record in Book 1835, pages 67 and 68, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Blue Hills Drive, the common corner of Lots 165 and 166; thence with the line between said lots, northeasterly 225 feet to a point in the southerly line of Lot 161; thence with the line between Lots 161 and 166, easterly 19 feet to the common corner of said lots and of Lots 160 and 168; thence with the line between Lots 166 and 168, southerly 121.3 feet to the common corner of Lots 166 and 167; thence with the line between said lots, southwesterly 171.6 feet to the easterly margin of Blue Hills Drive; thence with the margin of the same northwesterly 76 feet to the beginning.

Being the same property conveyed to Rose E.Carey by deed from L. R. Boner and wife, of record in Book 2024, page 495, said Register's Office, said conveyance being to said Rose E.Carey to her sole and separate use.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. L. Phillips and wife, Helen K. Phillips, their heirs and assigns, forever.

And I do covenant with the said grantees herein, 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, except as herein set out, and by 1952 taxes, which the grantees herein assume and agree to pay.

And I, Rose E. Carey, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said T. L. Phillips and wife, Helen K. Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 1st day of September, 19 52.

Rose E. Carey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Nancy Junius Hicks, a Notary Public in and for said County and State, the within named Rose E.Carey, 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 3rd day of September, 19 52.

Nancy Junius Hicks
Notary Public

Commission expires July 11, 1956.

WARRANTY DEED
G-85680 - mk
FROM
ROSE E. CAREY
TO
T. L. PHILLIPS ET UX
REGISTERS OFFICE
PLEASE PUT IN PLAIN ENVELOPE

77054

SEP 1952

LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

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