2103

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt 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 Clarence W. Smith and wife, Ella C. Smith, 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. 50 on the Map of Sections Three and Four, Moss Rose Heights, as of record in Book 1835, page 103, Register's Office for said County.
Said Lot No. 50 fronts 100 feet on the westerly side of Ivy Drive and runs back between lines, 126.22 feet on the northerly line and 148.6 feet on the southerly line to a broken line in the rear on which it measures 103.13 feet.
Being part of the property conveyed to John D. Phipps and wife, Myrtle D. Phipps, by deed from Cumberland Construction Company, Inc., of record in Book 2021, page 591, said Register's Office.

Subject to restrictions of record in Book 1905, page 112, as amended in Book 1915, page 394; and plan of record in Book 1835, page 103, Register' 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 Clarence W. Smith and wife, Ella C. Smith their heirs and assigns, forever.

And we do covenant with the said Clarence W. Smith and wife, Ella C. Smith 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 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 Clarence W. Smith and wife, Ella C. Smith their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10 day of December, 19 52.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named John D. Phipps and Myrtle D. Phipps

the bargainors, 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 10 day of December, 19 52.

Commission expires Oct. 11, 1953

Notary Public

85509 WARRANTY DEED
FROM John D. Phipps et ux
TO Clarence W. Smith et ux
please put in Doug Smith's Box

151 958 235 79 2.00 11.09 TBWilson

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