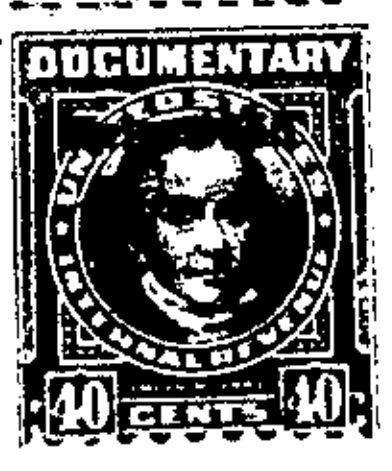
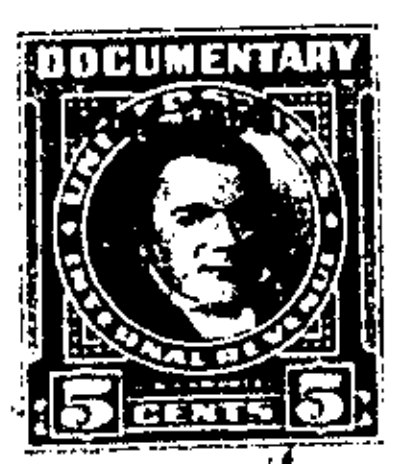
For and in consideration of the sum of $ - - Ten and No/100 - - - - - - - - - - - - - -
- - -($10.00) - DOLLARS
cash in hand paid by F. T. Dabney and wife, Caroline L. Dabney, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, John D. Phipps and wife, Myrtle D. Phipps,
have bargained and sold, and by these presents do transfer and convey unto the said F. T. Dabney and wife, Caroline L. Dabney,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:



Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of West Meade Farms, Inc., Section "G," as of record in Book 1835, page 115, Register's Office for said County.

Said Lot No. 148 fronts 123.1 feet on the southwesterly side of Brook Hollow Road and runs back 305.2 feet on the northwesterly line and 265.9 feet on the southeasterly line, to a dead line, measuring 170 feet thereon.

Being the same property conveyed to John D. Phipps and wife, Myrtle D. Phipps, by deed from West Meade Farms, Inc., of record in Book 2044, page 603, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2038, page 537, Register's Office for said County, and subject to 85-foot set-back line from Brook Hollow Road and a 10-foot easement along the rear of the lot for public utilities.

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

And we do covenant with the said F. T. Dabney and wife, Caroline L. Dabney, 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 1953 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 F. T. Dabney and wife, Caroline L. Dabney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of January, 1953.

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 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 30th day of January, 1953.

Commission expires 1-6-1954

Notary Public

WARRANTY DEED
2324
FROM
JOHN D. PHIPPS AND WIFE, MYRTLE D. PHIPPS,
TO
F. T. DABNEY AND WIFE, CAROLINE L. DABNEY

LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia