WARRANTY DEED

For and in consideration of the sum of Three Hundred Thirty Three Dollars and ($333.62) sixty-two cents, and other value considerations this day paid to John P. Dozier and wife, Ethel A. Dozier, by Vallie Johnson Phillips and David Thomas Phillips and wife Anna Brown Phillips, the receipt of all of which is hereby acknowledged, we the said John P. Dozier and wife, Ethel A. Dozier, have bargained and sold, and by these presents do transfer and convey unto the said Vallie Johnson Phillips and David Thomas Phillips and wife Anna Brown Phillips, their heirs and assigns, each taking the respective interest therein hereinafter set out, as/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. 44 on the Map of Highland View Subdivision, as of record in book 1424, page 39, Register's Office for said County. Said lot No. 44 fronts 80 feet on the east side of Milton Drive and runs back between lines, 143.1 feet on the north line, 168.5 feet on the south line to a dead line in the rear on which it measures 85 feet.
Being the same property conveyed to John P. Dozier and wife, Ethel A. Dozier, by deed from Roy K. Drake and wife, of record in book 1811, page 145, said Register's Office.
The interest herein convayed to Mrs. Vallie Johnson Phillips is a one-half undivided interest in said property, which she takes as a feme sole free from any and all claims and rights of her present or any future husband, including rights of courtesy. The said David Thomas Phillips, and wife Anna Brown Phillips, taking a one-half interest in and to said property as tenants by the entirety.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vallie Johnson Phillips and David Thomas Phillips and wife, Anna Brown Phillips, their heirs and assigns, forever. And, we do covenant with the said Vallie Johnson Phillips and David Thomas Phillips and wife, Anna Brown 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, except, (1st) 1953 taxes, (2nd) deed of trust executed by General Homes, Inc., to Marvin K. Barry, Trustee of Record in book 1648, page 383 R.O.D.C. Tennessee; (3rd) Deed of trust executed by R. K. Drake, et ux to Marvin K. Barry, Trustee of record in book 1699, page 315 R.O.D.C.,Tennessee, all of which are assumed.