K 2140

For and in consideration of the sum of ----------($10.00)----------

----Ten Dollars and other good and valuable considerations------ DOLLARS

Cash in hand paid by George A. Phillips and wife, Ruth D. Phillips, receipt of which is hereby acknowledged,

I, John B. Mason, unmarried have bargained and sold, and by these presents do transfer and convey unto the said George A. Phillips and wife, Ruth D. Phillips 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. 210 on the Map of Miro Meadows Subdivision, as of record in Book 1424, pages 94 to 95, Register's Office for said County.

Said Lot No. 210 fronts 70 feet on the easterly side of Goodbar Drive and runs back 146.9 feet on the north line and 146.3 feet on the south line, to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to John B. Mason by deed from James P. Redd and wife, Christine B. Redd, of record in Book 2092, page 247, Register's 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 George A. Phillips and wife, Ruth D. Phillips their heirs and assigns, forever.

And I do covenant with the said George A. Phillips and wife, Ruth D. Phillips 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.

And I, John B. Mason do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said George A. Phillips and wife, Ruth D. Phillips THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 21 day of March, 1953

John B. Mason

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named John B. Mason, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of March, 1953

Commission expires January 23, 1957

Marbut G. Gaston
Notary Public

WARRANTY DEED

FROM John B. Mason

TO George A. Phillips and wife, Ruth D. Phillips

94876

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 MAR 1953
at 8:16 o'clock A M.
Noted in Book 20 Page 273
Recording Fee $2.00
JAMES P. WILSON, Register
By Dept. Reg.

DOCUMENTARY

Agents For
American Title & Ins
MIAMI, FLA.

FORM 51

G 389