K 2143

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WARRANTY DEED Form 1061 **Published by Tennessee Title Company**

APPROVED
G. H. BRILEY, JR.

For and in consideration of the sum of $ 10,500.00,

\- - - - - TEN THOUSAND FIVE HUNDRED AND NO/100 - - - - **DOLLARS**

Cash in hand paid by the grantee herein, receipt of which is hereby acknowledged,

we, Robert W. Taylor and wife, Virginia Taylor, - -

have bargained and sold, and by these presents do transfer and convey unto the said Ola Hurt Phillips,

her **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 18 on the Plan of Section One, Clover Bottom Subdivision, as of record in Book 1424, page 50, Register's Office for said County.

Said Lot 18 fronts 100 feet on the northwesterly side of Blue Brick Drive and runs back 165.88 feet on the northeasterly line and 154.5 feet on the southwesterly line, to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Robert W. Taylor by deed from J. A. Delfontbreun et al, of record in Book 1853, page 371, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ola Hurt Phillips, her

heirs and assigns, forever.

And we **do covenant with the said** grantee herein,

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 1953 taxes, which have been pro-rated and are assumed by the purchaser herein.**

And we, the grantors herein,

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** grantee herein,

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 17th day of April 1953.

Robert W Taylor

Virginia Taylor



STATE OF TENNESSEE
Davidson County

Personally appeared before me, John E. Wilson, a Notary Public in and for said County and State, the within named Robert W. Taylor and wife, Virginia Taylor,

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 20th day of April, 1953.

Commission expires Nov 1, 1954

John E Wilson
Notary Public

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