2151

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

- - - - - - - - - - - - - - - - TEN AND NO/100- - - - - - - - - - - - - -DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

WE, CHARLES PHILLIPS AND WIFE, GLADYS H. PHILLIPS have bargained and sold, and by these presents do transfer and convey unto the said DEXTER C. PHILLIPS AND WIFE, AUDREY V. 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. 18, IN THE PHILLIPS SUB-DIVISION OF LOT 42 IN MCMAHAN'S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 78, RECORDED MAY 4, 1953 IN BOOK 2083, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LOT 18 AND 19 IN THE WESTERLY MARGIN OF BURRUS (RICHLAND) STREET; THENCE NORTH 0° 04' 30" WEST 75 FEET TO THE RADIUS POINT OF THE INTERSECTION OF BURRUS STREET AND MCMAHAN AVENUE; THENCE WITH AN ARC (25 FEET RADIUS) 39.27 FEET IN A NORTHERLY AND WESTERLY DIRECTION TO THE END OF SAID ARC; THENCE NORTH 89° 42' WEST 111.04 FEET WITH THE SOUTHERLY MARGIN OF MCMAHAN AVENUE TO THE BEGINNING OF A CURVE; THENCE WITH THE CURVE (120.76 FEET RADIUS) 81.09 FEET IN A WESTERLY AND SOUTHWESTERLY DIRECTION TO THE COMMON CORNER OF LOT 17 AND 18; THENCE IN A SOUTHEASTERLY DIRECTION WITH LOT LINE 17 AND 18, 90 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 19; THENCE SOUTH 89° 42' EAST 157.5 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES PHILLIPS AND WIFE, GLADYS H. PHILLIPS, BY DEED FROM W. G. DAVIS AND WIFE, EMMA O'BRIEN DAVIS, OF RECORD IN BOOK 2145, PAGE 61, REGISTER'S OFFICE OF 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 DEXTER C. PHILLIPS AND WIFE, AUDREY V. PHILLIPS THEIR heirs and assigns, forever.

And WE do covenant with the said DEXTER C. PHILLIPS AND WIFE, AUDREY V. 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.

And WE, CHARLES PHILLIPS AND WIFE, GLADYS H. PHILLIPS do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said DEXTER C. PHILLIPS AND WIFE, AUDREY V. PHILLIPS THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 2ND day of JULY, 1953.

Charles Phillips
CHARLES PHILLIPS

Gladys H. Phillips
GLADYS H. PHILLIPS

617