2155

WARRANTY DEED

FROM

J. C. McCord et ux.

106505

TO

Gentry M. Phillips et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5th day
AUG 1953
at 1:20 o'clock P M
Noted in Book 80 Page 184
Recorded in Book ____ Page ____
Recording Fee $ 2.25
JAMES A. WILSON, Register

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103

55¢

WARRANTY DEED xyz-d

For and in Consideration of the sum of One Hundred Twenty-five ($125.00) and no/100 DOLLARS cash in hand paid by Gentry M. Phillips, and wife, Mary S. Phillips, the receipt of which is hereby acknowledged

We, J. C. McCord and wife, Blanche Vivian McCord have bargained and sold, and by these presents do transfer and convey unto the said Gentry M. Phillips, and wife, Mary S. Phillips, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 5th, formerly the 7th, Civil District of said County, described partly according to a survey made by John M. Sullivan, County Surveyor, November 17, 1949, as follows:
Beginning at a point, the southwest corner of the property conveyed to Gentry M. Phillips and wife, Mary Sue Phillips by deed from Ella Lee Primm Ezell and husband, of record in book 971, page 444, Register's Office for said County; thence south 30' 30' west 120 feet; thence south 56° 30' east 137 feet; thence north 18° east 120 feet to the southeast corner of the said Phillips property; thence with the southern boundary line of said Phillips property north 56° 30' west 137 feet to the beginning.
Being part of the property conveyed to J. C. McCord and wife, Blanche Vivian McCord by deed from G. E. Rader and wife, of record in book 1236, page 178, 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 Gentry M. Phillips, and wife, Mary S. Phillips heirs and assigns, forever.

And we do covenant with the said Gentry M. Phillips and wife, Mary S. 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gentry M. Phillips, and wife, Mary S. Phillips, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of February, 1953.

DOCUMENTARY 55 CENTS

Gentry M. Phillips
Mary S. Phillips
J. C. McCord
Blanche Vivian McCord

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