K 2198

For and in consideration of the sum of $4,750.00 -

FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - - - **DOLLARS**

Paid in cash by William L. York and wife, Nellie H. York, the receipt of which is hereby acknowledged,

We, Fred M. Phipps and wife, Leona G. Phipps

have bargained and sold, and by these presents do transfer and convey unto the said William L. York and wife, Nellie H. York, their

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

Being Lot No. 46 on the Plan of I. C. McMahan's Subdivision of Maplewood Lands, as of record in Book 547, page 78, Register's Office for said County.
Said Lot No. 46 fronts 100 feet on the northerly side of Calvert Avenue and runs back between parallel lines 296 feet to a dead line.
Said property was conveyed to James M. Phipps and wife, Lillie Phipps, by deed from S. D. Sadler and wife, of record in Book 790, page 251, said Register's Office; devised to Fred M. Phipps by James M. Phipps, deceased, by will of record in Will Book 54, page 241, County Court Clerk's Office for said County, and conveyed to Fred M. Phipps by deed from Lillie O. Phipps and Charles W. Phipps, widow and son of James M. Phipps, deceased, of record in Book 1912, page 291, R.O.D.C., Tennessee and recorded in Book 2197, page 407, 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 William L. York and wife, Nellie H. York

their heirs and assigns, forever.

And we do covenant with the said William L. York and wife, Nellie H. York

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 taxes for 1953, which have been prorated and assumed by the purchasers.

And we, Fred M. Phipps and wife, Leona G. Phipps

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William L. York and wife, Nellie H. York

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

Witness our hands this 24th day of September, 19 53

Fred M Phipps

Leona G Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. T. Williamson, a Notary Public in and for said County and State, the within named Fred M. Phipps and wife, Leona G. Phipps

the bargainor s, 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 office, this 24 day of September, 1953

Commission expires 5/22/56

J. T. Williamson
Notary Public

DAVIDSON CO.

111213

WARRANTY DEED

FROM Fred M. Phipps, et ux

TO William L. York, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 25 day of SEP 1953
at 9 o'clock A. M.
Noted in Book 1.2 Page 79
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By C. McKinney

DOCUMENTARY 5 DOLLARS

Company
Trust Building
Third & Union
NASHVILLE, TENNESSEE

G 173