WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN AND NO/100 (10.00) **DOLLARS** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Jack M. Thomas and wife, Hilda Jo Thomas **have bargained and sold, and by these presents do transfer and convey unto the said** Vallie Phillips, to her sole and separate estate, free from any curtesy [redacted] rights or other marital rights or obligations of any present or future husband; her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Third Civil District of Davidson County, Tennessee, being Lot No. 260 on the Plan of Maplecrest Subdivision, of record in Book 1835, pages 27 and 28, Register's Office for said County, described as follows:

Beginning at a point in the northerly side of Maplecrest Drive at the northwest corner of Maplecrest Drive and Peona Drive; thence in a southwesterly direction along the northerly margin of Maplecrest Drive 208.19 feet to a point on the lines between Lots Nos. 260 and 261; thence in a northerly direction with said line and with the line between Lots 267 and 260, a distance of 314 feet to a point in the southerly margin of Peona Drive; thence in an easterly direction along the southerly margin of Peona Drive around a curve, a distance of [illegible] feet to the point of beginning.

Being the same property conveyed to Jack M. Thomas and wife, Hilda Jo Thomas, by deed from J. R. Coarsey, Substitute Trustee, of record in Book 2016, page 479, 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 Vallie Phillips, her heirs and assigns, forever.

And We **do covenant with the said** Vallie 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,** except taxes for 1953, State and County, plus penalty and interest, and State and County taxes for 1954 which are pro-rated and assumed by purchaser

And We, Jack M. Thomas and wife, Hilda Jo Thomas **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Vallie Phillips, her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 22 **day of** April, 1954.

Jack M. Thomas

Mrs. Hilda Jo Thomas