K 2283

For and in consideration of the sum of $5.00 - - - - - - - - - - - - - - - - - - -

Five and No/100 - DOLLARS

Cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

We, John D. Phipps and wife, Myrtle D. Phipps

have bargained and sold, and by these presents do transfer and convey unto the said Claude Sullivan Horner and wife, Martha Brents Horner 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. 249 on the Plan of West Meade Farms, Inc., Section "H", as of record in Book 2133, page 17, Register's Office for Davidson County, Tennessee.
Said Lot 249 fronts 130 feet on the westerly side of Vosswood Drive, and runs back between lines, 339.6 feet on the northerly line and 352.3 feet on the southerly line, to a dead line, measuring 130.7 feet thereon.
Being the same property conveyed to John D. Phipps and wife, Myrtle D. Phipps, by deed from West Meade Farms, Inc., of record in Book 2143, page 469, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2099, page 597, Register's office for Davidson County, Tennessee, and the Plan of Record in Book 2133, page 17, shows a 75 foot set back line and a 10 foot easement across the rear of the lot for utility purposes.
Taxes for 1954 have been pro-rated and are assumed by the Grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude Sullivan Horner and wife, Martha Brents Horner their heirs and assigns, forever.

And we do covenant with the said Claude Sullivan Horner and wife, Martha Brents Horner 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 John D. Phipps and wife, Myrtle D. 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 Claude Sullivan Horner and wife, Martha Brents Horner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness hand this 25th day of June, 1954.

John D Phipps

Myrtle D Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Thos. M. Pritchett, a Notary Public in and for said County and State, the within named John D. Phipps and wife, Myrtle D. Phipps

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 office, this 25th day of June, 1954

Commission expires August 2, 1954

Thos. M. Pritchett
Notary Public

Nashville Title Co.

WARRANTY DEED

FROM JOHN D. PHIPPS, et ux

TO CLAUDE S. HORNER, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR RECORD
JUN 30 1954
at 9:20 A.M.
330

Trust & Union
NASHVILLE, TENNESSEE

PG 595