For and in consideration of the sum of $1.00 - ONE AND NO/100 - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by D. W. Phillips and wife, Marie B. Phillips, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, S. Briggs Burkhalter and wife, Jean E. Burkhalter,

have bargained and sold, and by these presents do transfer and convey unto the said D. W. Phillips and wife, Marie B. Phillips, 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. 45 on the Plan of Eastland Acres, Section 1, as of record in Book 2133, page 103, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to S. Briggs Burkhalter and wife, Jean E. Burkhalter, by deed from Southern Homesites, Inc., of record in Book , page , said Register's Office.

This conveyance is made subject to restrictions of record in Book 2284, page 612, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 103, which shows an Owner's Certificate, certain set-back lines and easements.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said D. W. Phillips and wife, Marie B. Phillips, their heirs and assigns, forever.

And we do covenant with the said D. W. Phillips and wife, Marie B. 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, S. Briggs Burkhalter and wife, Jean E. Burkhalter, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said D. W. Phillips and wife, Marie B. Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of July, 1954.

S. Briggs Burkhalter

Jean E. Burkhalter

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named S. Briggs Burkhalter and wife, Jean E. Burkhalter, 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 Nashville, Tennessee, this 22nd day of July, 1954.

Commission expires October 3, 1955

H. Paul Griffin
Notary Public

WARRANTY DEED

26256 FROM

S. BRIGGS BURKHALTER AND WIFE, JEAN E. BURKHALTER

TO

D. W. PHILLIPS AND WIFE, MARIE B. PHILLIPS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

[redacted]

TITLE COMPANY
LAWYERS TITLE INSURANCE CORPORATION