K 2292

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twelve Thousand Three Hundred and No/100 ---------- ----------($12,300.00) ---------- DOLLARS

Cash in hand paid by Ivory S. Phillips and wife, Helen K. Phillips, the receipt of which is hereby acknowledged, we,

R. C. Adams and wife, Hazel Cash Adams

_____ have bargained and sold, and by these presents do transfer and convey unto the said Ivory S. Phillips and wife, Helen K. Phillips

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. 40 on the Map of Brentwood Hall, Section III, as of record in Book 2133, page 1[illegible], Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 111.9 feet on the westerly margin of Trousdale Drive and extends back between lines 128 feet on the northerly line and 13[illegible] feet on the southerly line to a broken line in the rear measuring 12[illegible].0 feet thereon.

Being a part of the property conveyed to R. C. Adams and wife, Hazel Cash Adams by warranty deed from Thomas M. Pritchett and wife, Elizabeth A. Pritchett, as of record in Book 2140, page 1[illegible], said Register's Office.

This conveyance is made subject to restrictions of record in Book 1792, page 143, and in Book 2095, page 71, and the plat of record in Book 2133, page 1[illegible], Register's Office for said County, which shows a 40 foot set-back line from Trousdale Drive and a 20 foot easement for public utilities along the southerly margin and across the rear of said lot.

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To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivory S. Phillips and wife, Helen K. Phillips _____ their _____ heirs and assigns, forever.

And we do covenant with the said Ivory S. Phillips and wife, Helen K. 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 1977 taxes which have been prorated and are hereby assumed by the purchasers.

And We, R. C. Adams and wife, Hazel Cash Adams _____ do further covenant and bind _____ heirs and representatives, to warrant and forever defend the title to the said land to the said Ivory S. Phillips and wife, Helen K. Phillips _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of January, 19 78

R. C. Adams

Hazel Cash Adams

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