K 2333

For and in consideration of the sum of - - - - - - - - - - - - - - $10.00 - - - - - - - - - - - -
- TEN AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged.

We, Charles Phillips and E. R. Phillips

have bargained and sold, and by these presents do transfer and convey unto the said Lonas C. Hines and wife, Erika Hines

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. 2 Baxter Heights S/D, of record in Book 2083, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 100 feet on the southerly side of Oak Street and runs back 154.06 feet on the westerly line and 154.56 feet on the easterly line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Charles Phillips and E. R. Phillips by deed from Nora O. H. B. Woodroof, et vir, of record in Book 2272, page 351, by deed from Elizabeth T. Bryant of record in Book 2272, page 357, and by deed from Mary D. Price, of record in Book 2272, page 347, 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 Lonas C. Hines and wife, Erika Hines

their heirs and assigns, forever.

And we do covenant with the said Lonas C. Hines and wife, Erika Hines

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, Charles Phillips and E. R. Phillips

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonas C. Hines and wife, Erika Hines

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

Witness our hand s this 16th day of November, 19 54

E R Phillips

Charles P Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Warren A Thompson, a Notary Public in and for said County and State, the within named Charles Phillips and E. R. Phillips

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 16th day of November, 19 54

Commission expires Aug 2 1958

Warren A Thompson
Notary Public

WARRANTY DEED

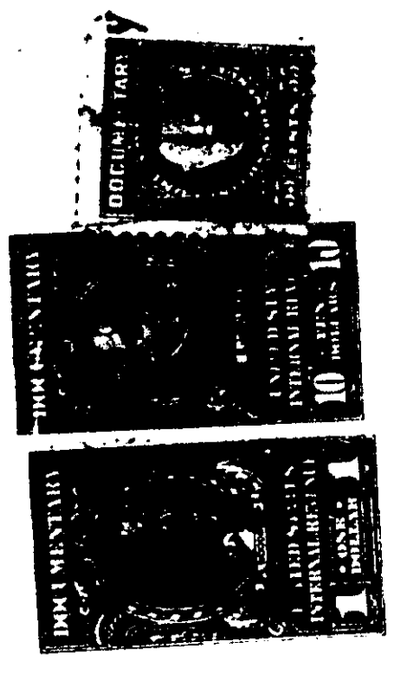
FROM Charles Phillips and E. R. Phillips

38599

TO Lonas C. Hines and wife, Erika Hines

KIMBROUGH PHILLIPS COMPANY

NOV 22 1954 9 36 A 247 $2.00



PG 203