K 2334

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees assume and agree to pay the remaining unpaid balance of $ 14100.52 of a note in the original amount of $15,000.00, dated October 20, 1952, executed by the grantors herein, payable to First Federal Savings & Loan Association of Nashville, with interest at 4% per annum, and a 1% service fee per annum; all payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2126, page 203, Register's Office for Davidson County, Tennessee,

we, Merrill E. Phifer and wife, Jeanette Conn Phifer,

have bargained and sold, and by these presents do transfer and convey unto the said William McKinley Lanier and wife, Alexandria M. Lanier, 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. 31 on the Plan of D. F. Renner's Walnut Grove Subdivision, of record in Book 974, page 2, Register's Office for said County.
Said Lot No. 31 fronts 104 feet on the easterly side of Walnut Drive and runs back between lines, 207 feet on the northerly line and 210 feet on the southerly line, to a dead line in the rear, measuring 100 feet thereon.
Being the same property conveyed to Merrill E. Phifer and wife, Jeanette Conn Phifer by deed from Malvern H. W. Brown and wife, of record in Book 2126, page 203, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1090, page 16, and in Book 1244, page 119, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William McKinley Lanier and wife, Alexandria M. Lanier, their heirs and assigns, forever.

And we do covenant with the said William McKinley Lanier and wife, Alexandria M. Lanier 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 as hereinabove set out.

And we, Merrill E. Phifer and wife, Jeanette Conn Phifer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William McKinley Lanier and wife, Alexandria M. Lanier, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4 day of December, 1954.

Merrill E. Phifer

Jeanette Conn Phifer

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, L. M. Carney, a Notary Public in and for said County and State, the within named Merrill E. Phifer and wife, Jeanette Conn Phifer

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 4 day of December, 1954

Commission expires February 24, 1957

L. M. Carney
Notary Public

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