K 2336

WARRANTY DEED — Form 1951 — Published by Tennessee Title Company

For and in consideration of the sum of $ 12,500.00 ----------

Twelve Thousand Five Hundred and No/100 ----------DOLLARS

Cash in hand paid by Elvis N. Pendergrass and wife, Melba Pendergrass, 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 Elvis N. Pendergrass and wife, Melba Pendergrass their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

A small tract of land in the 8th Civil District of Davidson County, Tennessee, being a part of the lands of the H. G. Hill Estate, and Lot No. 115 on the Map of Brook Meade, Section II, as of record in Book 2133, page 76, Register's Office for said County, and described together according to a copy of a survey made by Z. J. Wilkinson, Surveyor, June 15, 1954, as follows:
Beginning at a point in the easterly margin of Brook Hollow Road, at a concrete monument opposite the intersection of said road and Starlit Road; thence with the margin of Brook Hollow Road, northwardly 119.1 feet to a point, the corner of Lot 116; thence with the line between Lots 115 and 116, and said line if extended, easterly 278.4 feet to an iron pin; thence south 20° west 148.8 feet to an iron pin in the northerly margin of Starlit Road; thence with the margin of the same, as follows: North 70° west 20.9 feet, and north 31° 35' west 8.4 feet to a concrete monument, and continuing with the said road westerly 225 feet to a concrete monument at the beginning of a curve; thence along said curve northwesterly, 39.3 feet to the point of beginning.
Being ~~the same~~ property conveyed to John D. Phipps by deed from Siegrist Brothers Dairy, a partnership, et al, of record in Book 2300, page 491, Register's Office for said County.
This conveyance is made subject to restrictions of record in Book 2000, page 100, Register's Office for said County, which affect a small triangle cut of the north part of the lot and which are to be made applicable to all of the land above described; and the plan of record in Book 2133, page 76, said Register's Office, showing the west part of the lot in question as a reserved tract.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elvis N. Pendergrass and wife, Melba Pendergrass their heirs and assigns, forever.

And we do covenant with the said Elvis N. Pendergrass and wife, Melba Pendergrass 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, 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 Elvis N. Pendergrass and wife, Melba Pendergrass their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of December, 19 54.

John D. Phipps
Myrtle D. Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, 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 Nashville, Tennessee, this 14th day of December, 19 54.

O. G. Jones
O. G. Jones, Notary Public

NOTARY PUBLIC
Commission Expires July 6, 1958

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