For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we E. R. Phillips and Charles Phillips, partners

have bargained and sold, and by these presents do transfer and convey unto the said Warren L. Green, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: being Lot No. 124 on the Map of Section Two, Pleasant Acres, as of record in Book 2133, page 75, Register's Office for said County.

Said Lot No. 124 fronts 90 feet on the north side of Chadwell Drive and runs back, between lines 155.12 feet on the east line and 169.35 feet on the west line to a dead line in the rear on which it measures 109 feet.

Being part of the property conveyed to E. R. Phillips and Charles Phillips, by deed from Ferriss C. Bailey, Trustee, of record in Book 2272, page 149, said Register's Office.

Subject to restrictions of record in Book 2204, page 47 and plan of record in Book 2133, page 75, showing a 10-foot easement along the west side line of the lot and the north rear line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Warren L. Green, his heirs and assigns, forever.

And we do covenant with the said Warren L. Green 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, E. R. Phillips and Charles 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 Warren L. Green, his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23 day of December, 1954.

Charles Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Henry, a Notary Public in and for said County and State, the within named E. R. Phillips and Charles 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 Nashville, Tennessee, this 23 day of December, 1954.

Commission expires July 23, 1957

Notary Public

WARRANTY DEED

FROM E.R. Phillips & Charles Phillips

12586

TO Warren L. Green

please put in Doug Smith's Box

G-99024

DEC 30 1954

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