K 2340

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 SAMUEL R. HENLEY AND WIFE, FREDDIE D. HENLEY, 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. 3 BAXTER HEIGHTS SUBDIVISION OF RECORD IN BOOK 2083, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF OAK STREET, THE COMMON CORNERS OF LOTS NOS. 2 AND 3; THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF OAK STREET 103.56 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE IN A SOUTHERLY DIRECTION AROUND SAID CURVE 32.81 FEET TO A POINT IN THE EASTERLY MARGIN OF HILLTOP AVENUE AVENUE; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY MARGIN OF HILLTOP AVENUE 132.68 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 114.26 FEET TO A POINT, THE COMMON REAR CORNERS OF LOTS NOS. 2 AND 3; THENCE IN A NORTHERLY DIRECTION ALONG THE LINE DIVIDING LOTS NOS. 2 AND 3, 154.06 FEET TO THE POINT OF BEGINNING.

BEING PART OF 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 SAMUEL R. HENLEY AND WIFE, FREDDIE D. HENLEY, THEIR heirs and assigns, forever.

And WE do covenant with the said SAMUEL R. HENLEY AND WIFE, FREDDIE D. HENLEY, 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 SAMUEL R. HENLEY AND WIFE, FREDDIE D. HENLEY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 25TH day of JANUARY, 19 55

Charles Phillips
E. R. Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marvin 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 25TH day of JANUARY 19 55

Marvin A. Thompson
Notary Public

Commission expires Aug 5, 1958

WARRANTY DEED

FROM
CHARLES PHILLIPS & E. R. PHILLIPS

45570

TO
SAMUEL R. HENLEY AND WIFE,
FREDDIE D. HENLEY

KIMBROUGH PHILLIPS COMPANY

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER
JAN 28 55
at 2:01 P.M. and recorded in Book 3364
Register's Office for Davidson County
Register

$0.20

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