K 2344

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 ELZIE RUE CLEMMENTS AND WIFE, MILDRED A. CLEMMENTS

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. 6 BAXTER HEIGHTS SUBDIVISION, OF RECORD IN BOOK 2083, PAGE 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOT NO. 6 FRONTS 165.78 FEET ON THE WESTERLY SIDE OF HILLTOP AVENUE AND RUNS BACK BETWEEN LINES 177.77 FEET ON THE NORTHERLY SIDE AND 170.94 FEET ON THE SOUTHERLY SIDE TO A DEAD LINE IN THE REAR AND MEASURES 179.08 FEET ON SAID DEAD LINE.
BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES PHILLIPS AND E. R. PHILLIPS BY DEEDS FROM NORA ODELIA HICKS BOUCHER WOODROOF AND HUSBAND, W. A. WOODROOF, JR. ELIZABETH T. BRYANT, AND MARY D. PRICE, UNMARRIED, OF RECORD IN BOOK 2272, PAGE 351, BOOK 2272, PAGE 357, AND 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 ELZIE RUE CLEMMENTS AND WIFE, MILDRED A. CLEMMENTS THEIR heirs and assigns, forever.

And WE do covenant with the said ELZIE RUE CLEMMENTS AND WIFE, MILDRED A. CLEMMENTS 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 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 ELZIE RUE CLEMMENTS AND WIFE, MILDRED A. CLEMMENTS, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 23RD day of FEBRUARY, 19 55

Charles Phillips
E R Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Tom Glascock, 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 23RD day of FEBRUARY, 19 55

Commission expires JULY 24, 1957 Tom Glascock Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED
FROM
CHARLES PHILLIPS AND E.R. PHILLIPS
TO
ELZIE RUE CLEMMENTS ET UX
KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
FEB 25 1955
at 1219 o'clock P.M. and recorded in Book 2344 page 109
Register

Ncys Title Company
Titles Guaranteed

DOCUMENTARY 10 CENTS 10
DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 TEN DOLLARS 10

FORM 81

PG 109