K 2346

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 THOMAS C. POE, JR. AND WIFE, ELEANOR M. POE

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. 18 IN BAXTER HEIGHTS SUBDIVISION OF RECORD IN BOOK 2083, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 18 FRONTS 115 FEET ON THE NORTHERLY SIDE OF OAK STREET AND RUNS BACK BETWEEN PARALLEL LINES, 140 FEET TO A DEAD LINE.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES PHILLIPS AND E. R. PHILLIPS, BY DEEDS FROM MARY D. PRICE, NORA ODELIA HICKS BOUCHER WOODROOF, AND HUSBAND, AND ELIZABETH T. BRYANT, OF RECORD IN BOOK 2272, PAGE 347, BOOK 2272, PAGE 351, AND BOOK 2272, PAGE 357, 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 THOMAS C. POE, JR. AND WIFE, ELEANOR M. POE

THEIR heirs and assigns, forever.

And WE do covenant with the said THOMAS C. POE, JR. AND WIFE, ELEANOR M. POE 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 THOMAS C. POE, JR. AND WIFE, ELEANOR M. POE

THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 8TH day of MARCH, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8TH day of MARCH 19 55

Tom Glascock
Notary Public

Commission expires JULY 24, 1957

NOTARIAL SEAL

FORM 11850

Company

Co.

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
RECEIVED FOR RECORD
MAR 17 1955
AT 12:44 O'CLOCK P.M.
AND RECORDED IN BOOK 2211
PAGE 524
REGISTER
$ 2.00

KIMBROUGH PHILLIPS COMPANY

WARRANTY DEED

FROM

CHARLES & E. R. PHILLIPS

50358

TO

THOMAS C. POE, JR. AND WIFE

PG 524