K 2392

For and in consideration of the sum of $7450.00

Seven thousand four hundred fifty and no/100---------- **DOLLARS**

Cash in hand paid by T. O. Phipps and wife, Nellie Mai Phipps the receipt of which is hereby acknowledged;

we, Alvin L. Escue and wife, Margaret Escue

have bargained and sold, and by these presents do transfer and convey unto the said T. O. Phipps and wife, Nellie Mai Phipps

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 209 of Final Plan of Joywood Heights, Section III, 12th Civil District, not of record, and described according to a survey by Ralph T. C. Lambert, as follows: Said Lot No. 209 fronts 70 feet on the westerly side of Jones Avenue, which curve on a radius of 275 feet and runs back between converging lines 275 feet to a point.

Being the same property conveyed to Alvin L. Escue and wife, Margaret Escue, by deed from J. V. Brown and wife, Lela M. Brown, of record in Book 3270, page 160, and from T. A. Dawson and wife, Mamie Dawson, of record in Book 2128, page 85, 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 T. O. Phipps and wife, Nellie Mai Phipps their heirs and assigns, forever.

And we do covenant with the said T. O. Phipps and wife, Nellie Mai Phipps 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. [illegible]

And we, Alvin L. Escue and wife, Margaret Escue do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said T. O. Phipps and wife, Nellie Mai Phipps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 21st day of March, 1951

Alvin L. Escue

Margaret Escue

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Alvin L. Escue and wife, Margaret Escue, the bargainor 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 21st day of March, 1951

Commission expires December 3, 1956

Mack Faribee
Notary Public

WARRANTY DEED

FROM Alvin L. Escue et ux

TO T. O. Phipps et ux

51135

Guaranty Title Company

Kansas City Title Insurance Company

American National Bank Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

DOCUMENTARY UNITED STATES INTERNAL REVENUE FIVE DOLLARS 5

DOCUMENTARY UNITED STATES INTERNAL REVENUE

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