K 2393

For and in consideration of the sum of Ten ($10.00) Dollars cash and other good and valuable considerations paid, receipt of which is hereby DOLLARS acknowledged,

John D. Phipps and wife, Myrtle D. Phipps

have bargained and sold, and by these presents do transfer and convey unto the said Irvin M. Brandt and wife, Miriam Brandt, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in the Eighth Civil District of Davidson County, Tennessee, being Lot No. 62 on the Plan of Brook Meade, Section IV of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 62 fronts 144 feet on the easterly margin of Brownlee Drive and is described as follows; Beginning on the easterly margin of Brownlee Drive at the common corner of Lots No. 61 & 62 and running thence 399.4' in an easterly direction to a point in the rear line of Lot No. 74; thence 15.2' southwardly to a concrete monument; thence south 72° 01' west 98.6' to a concrete monument; thence south 60° 49' west 171' to a concrete monument; thence north 86° west 170' to a concrete monument in the easterly margin of Brownlee Drive; thence 144' northwardly along said margin of Brownlee Drive to the beginning.

Being the same property conveyed to John D. Phipps and wife, Myrtle D. Phipps by deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist, et al, of record in Book 2300, page 99, 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 Irvin M. Brandt and wife, Miriam Brandt, their heirs and assigns, forever.

And we do covenant with the said Irvin M. Brandt and wife, Miriam Brandt 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, except for 1955 taxes which have been pro-rated and assumed by the grantees; also restrictive covenants recorded in Bk. 2278, pg 44, R.O.D.C., Tenn.

And John D. Phipps & wife Myrtle D. Phipps, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Irvin M. Brandt and wife, Miriam Brandt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of March, 1955

John D. Phipps

Myrtle D. Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William E. Wilson, a Notary Public in and for said County and State, the within named John D. Phipps & wife, Myrtle D. Phipps

the bargainors, 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 21st day of March, 1955

Commission expires 7-28-1957

William E. Wilson
Notary Public

WARRANTY DEED

FROM

John D. Phipps and wife,

Myrtle D. Phipps

TO

Irvin M. Brandt & wife,

Miriam Brandt

52080

APR 1 1955

$2.00

DOCUMENTARY

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