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WARRANTY DEED G-3780 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN #### DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

BROOKMEADE SUBDIVISION, INC., a Tennessee Corporation,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN S. PHIPPS and wife, MARTHA M. PHIPPS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Eighth Civil District of said County, being Lot No. 48 on the Plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 48 fronts a total of 208.6 feet on the westerly margin of Brownlee Drive along a slight curve and extends back westwardly 310.3 feet on the northerly side and 301 feet on the southerly side to a dead line measuring 64 feet.

Being part of the property conveyed to Brookmeade Subdivision, Inc., by deed from Siegrist Brothers Dairy, a partnership, of record in Book 2395, page 443, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 15 day of June, 1955.

ATTEST:

Carl S. Siegrist

Carl S. Siegrist, Secretary

BROOKMEADE SUBDIVISION, INC.

By: Clarence Siegrist

Clarence Siegrist, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

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 _____, Tennessee, this, the _____ day of _____, 195__.

My commission expires: _____

Notary Public

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