K 2442

For and in consideration of the sum of $ $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, Phillips Construction Company, a partnership composed of E. R. Phillips and Charles Phillips,

have bargained and sold, and by these presents do transfer and convey unto the said Louis J. Oechsli and wife, Mary Eunice M. Oechsli, 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. 179 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for said County. Said Lot No. 179 fronts 134 feet on the north side of Lorna Drive as measured around a curve and runs back between lines 169.4 feet on the west line and 137.1 feet on the east line to a dead line in the rear measuring 45.8 feet thereon.
Being part of the property conveyed to E. R. Phillips and Charles Phillips, partners, doing business as Phillips Construction Company, by deed from Andrew Ewing, Trustee, of record in Book 2340, page 490, said Register's Office.

Subject to easement and plan of record in Book 2133, pages 117, 118 and 119; and restrictions of record in Book 2297, page 194, 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 said Louis J. Oechsli and wife, Mary Eunice M. Oechsli, their **heirs and assigns, forever.**
Phillips Construction Co, composed of E. R. Phillips & Charles Phillips
And I **do covenant with the said** Louis J. Oechsli and wife, Mary Eunice M. Oechsli 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 1955 taxes which have been prorated and assumed by purchasers.
And Phillips Construction Company, composed of E.R.Phillips & Charles 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** Louis J. Oechsli and wife, Mary Eunice M. Oechsli their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hand s this 22 day of July, 19 55.

PHILLIPS CONSTRUCTION COMPANY

E. R. Phillips
Partner

Charles Phillips
Partner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named E. R. Phillips and Charles Phillips d/b/a Phillips Construction Company

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 Nashville, Tennessee, this 22 day of July, 19 55

Commission expires July 23, 1957

Frances T. Sperry
Notary Public

WARRANTY DEED

FROM E. R. Phillips & Charles Phillips d/b/a Phillips Construction Co.

TO Louis J. Oechsli et ux

please put in Doug. Smith's box

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 27 day of July A.D. 1955 at 3:17 o'clock P.M.
Noted in Book 2442 Page 451
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By R. Rucker D.R.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HERSEY

PG 452