K 2445

WARRANTY DEED G-4006 — 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,

JOHN D. PHIPPS and wife, MYRTLE D. PHIPPS,

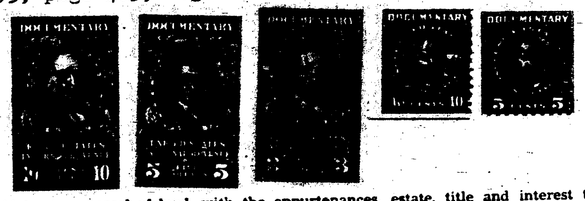
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STUART H. MAGEE and wife, NANCYE L. MAGEE,***

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 Davidson County, Tennessee, being Lot No. 59 on the Plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 59 fronts 106 feet on the easterly margin of Brownlee Drive on a gentle curve, and extends back eastwardly 302.5 feet on the southerly side, and 292.4 feet on a broken line on the northerly side to a dead line in the rear which measures 146.1 feet.

Being the same property conveyed to John D. Phipps and wife, Myrtle D. Phipps, by deed from Siegrist Brothers Dairy, a partnership, of record in Book 2393, page 403, 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 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 1 day of Aug., 1955

John D. Phipps

Myrtle D. Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named John D. Phipps and wife, Myrtle D. Phipps,

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, the 1st day of August, 1955

Wayne Hammontree
Notary Public

My commission expires: 10-16-56

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Nashville Title Co. 16-100

WARRANTY DEED
MCB&F
67730
Proms

JOHN D. PHIPPS ET UX

To

STUART H. MAGEE ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY 11 o'clock
Received for record AUG 1955
of A.D. at 2:26 o'clock Page 134
Noted in Book —— Page ——
Recorded in Book —— Fee $2.00
Recording Fee ——
JAMES P. WILSON, Register
By —— Dpt. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

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