K 2452

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ One Dollar ($1.00) and love and affection DOLLARS

I, Annie Mae Phillips, after my demise transfer, convey and sell to my former husband, Albert S. Phillips, for the above consideration, my real property

I have bargained and sold, and by these presents do transfer and convey unto the said Albert S. Phillips, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 1212, 1217, 1219, 1221 and 1223 of Block No. 176, West Extension of Plan No. 1 of West Nashville, which plan is of record in Book 57, page 173. Register's Office for said County.

Said Lots. Nos. 1212, 1217, 1219, 1221 and 1223 front 25 feet each on the northerly side of Indiana Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Fred L. Horton and wife, Rose J. Horton by deed from Ezra G. Allen and wife, of record in Book 1349, page 449, said Register's Office; and

Being the same property conveyed to Albert S. Phillips and wife, Annie Mae Phillips by Fred L. Horton and wife, Rose J. Horton, as of record in Book 1428, page 243, Register's Office of Davidson County, Tennessee.

It is specifically understood by and between the parties herto that the said Albert S. Phillips and wife, Annie Mae Phillips, are to assume and bind themselves to pay unto First Federal Savings & Loan Association the sum of Nine Hundred Forty-three and 65/100 ($943.65) Dollars, said amount being outstanding against said property by reason of loan from said First Federal Savings & Loan Association to the said Albert S. Phillips and wife Rose Maye Phillips and said transfer of property above described is made within this understanding and agreement and for no other purpose.

Being the same property conveyed by Albert S. Phillips and wife, Annie Mae Phillips to Lewis A. South and wife, Rosa Maye Phillips, as of record in Deed Book 1760, page 221, 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 Annie Mae Phillips, her heirs and assigns, forever.

And I do covenant with the said Albert S. Phillips that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Annie Mae Phillips, do further covenant and bind myself, heirs and representatives, to warrant and forever defend the title to the said land to the said Albert S. Phillips his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 6th day of December, 1954.

Annie Mae Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Elizabeth Greene, a Notary Public in and for said County and State, the within named Annie Mae Phillips

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 1954.

Commission expires July 18 1956. Elizabeth Greene
Notary Public

G 189