K 2481

For and in consideration of the sum of _____

---------- Ten & 00/100 ---------- DOLLARS

cash in hand paid by the within named grantors, the receipt of which is hereby acknowledged, and other good and valuable considerations, and the assumption by and agreement to pay the unpaid principal balance due on a certain note secured by a deed of trust of record in Book 2455, page 529, Register's Office for Davidson County, Tennessee,

We, Henderson Phillips and wife, Geraldine Phillips have bargained and sold, and by these presents do transfer and convey unto the said Clive A. Shepard and wife, Amy W. Shepard

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "D" of Woodbine Court Subdivision, Part 2, not of record.
Said Lot No. 23 begins at a point in the southerly margin of Tanksley Avenue, at the corner of Lots Nos. 23 and 24; thence with the line between said lots, southerly 156.5 feet; thence easterly 75 feet to the corner of Lots Nos. 22 and 23; thence with the line between said lots, northerly 156.5 feet to the southerly margin of Tanksley Avenue; thence with the margin of said Avenue, westerly 75 feet to the point of beginning.
Being the same property conveyed to Henderson Phillips and wife, Geraldine Phillips, by deed from A.S. Johnson, of record in Book 2448, page 545, 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 Clive A. Shepard and wife, Amy W. Shepard, their heirs and assigns, forever.

And we do covenant with the said Clive A. Shepard and wife, Amy W. Shepard 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 by the above mentioned deed of trust.

And Henderson Phillips and wife, Geraldine 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 Clive A. Shepard and wife, Amy W. Shepard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of October, 19 55

Henderson Phillips
Geraldine Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alice Hicks, a Notary Public in and for said County and State, the within named Henderson Phillips and wife, Geraldine Phillips 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 office, this 17th day of October, 19 55

Alice Hicks
Notary Public

My Commission expires My Commission Expires August 9, 1958

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of NOV A.D. 1955 at 12:20 o'clock P M.
Noted in Book 2481 Page 332
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES D. WILSON, Register
By _____ D.C.

WARRANTY DEED

FROM
Henderson Phillips and wife,
Geraldine Phillips

TO
Clive A. Shepard and wife,
Amy W. Shepard

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7238

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