K 2485

WARRANTY DEED G-4550 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 ERNEST HUTTON and wife, EDITH MAE HUTTON, ###

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. 47 on the Plan of Brook Meade, Section IV, of record in Book 2133, page 93, Register's Office for said County.

Said Lot No. 47 fronts 138 feet on the westerly margin of Brownlee Drive and extends back westwardly 301 feet on the northerly side and 339.1 feet on the southerly side to a dead line measuring 140.5 feet.

Being the same property conveyed to John D. Phipps and wife, Myrtle D. Phipps, by deed from Brookmeade Subdivision, Inc., of record in Book 2437, page 51, 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 6 day of Dec, 195 5

John D. Phipps

Myrtle D. Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Roger Kreppler 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 6th day of December 195 5

My commission expires: 2-10-59

Roger Kreppler
Notary Public

WARRANTY DEED
MCB P&P
From
JOHN D. PHIPPS ET UX
To
ERNEST HUTTON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 7 day
DEC A.D. 1955
12 o'clock 21 Page 103
in Book ___ Page ___
Fee $2.00
E. P. WILSON, Register
By Alliance Dep. Reg.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

G 233