K 2498

For and in consideration of the sum of $ 10.00

- - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by J. R. Conyer, Jr and wife, Glennana C. Conyer, and other good and valuable considerations, receipt of which are hereby acknowledged, We

Edward R. Phillips and wife, Louise T. Phillips

have bargained and sold, and by these presents do transfer and convey unto the said J. R. Conyer, Jr and wife, Glennana C. Conyer

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. 38 on the Plan of Blair Heights, Section IV, as of record in Book 2331, page 60, Register's Office for said County.

Said Lot No. 38 fronts 175.27 feet on the east side of Donna Drive and runs back between lines, 270 feet on the north line and 200 feet on the south line, to a dead line in the rear, measuring 183.76 feet thereon.

Being part of the same property conveyed to Edward R. Phillips and wife, Louise T. Phillips, by deed from James W. Blair and wife, Betty Blair, of record in Book 2482, page 569, Register's Office for Davidson County, Tennessee.

This conveyance subject to restrictive covenants of record in Book 2447, page 291, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J R Conyer, Jr and wife, Glennana C. Conyer, their heirs and assigns, forever.

And we do covenant with the said J R Conyer, Jr and wife, Glennana C Conyer 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 taxes for 1956 which are pro rated and assumed by the grantee herein

And we, Edward R Phillips and wife, Louise T 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 J R Conyer, Jr and wife, Glennana C Conyer, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of March, 19 56

Edward R Phillips

Louise T Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie B Overton, a Notary Public in and for said County and State, the within named Edward R Phillips and Louise T Phillips

the bargainors, 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 28 day of March, 19 56

Commission expires October 30, 1957

Jessie B Overton
Notary Public

WARRANTY DEED

FROM

TO

91202

Mortgage Company

RECEIVED FOR

STATE OF TENNESSEE

DAVIDSON COUNTY

MAR 1956

S Zeo

Register

PG 198