2590-585

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

TEN AND NO/100- DOLLARS

cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, R. L. Megee and wife, Flora Ray Megee

have bargained and sold, and by these presents do transfer and convey unto the said Wesley T. Phillips and wife, Pauline L. Phillips, their 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 lots Nos. 11 and 11-A of Section "B" on the plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 67, Register's Office for said County.

Said lot No. 11 is described as follows:

Beginning on the westerly margin of Riverside Road, at the corner of lots Nos. 11 and 12; thence with the line between said lots, westwardly 93.6 feet to the easterly margin of Overton Street; thence with the easterly margin of said Street, northwardly 152.5 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the southerly margin of 11th Street; thence with the southerly margin of said Street, eastwardly 25 feet to the beginning of a curve; thence around said curve, with a radius of 10 feet to the westerly margin of Riverside Road; thence with the westerly margin of said Road, southeastwardly 131.6 feet; thence southwardly 29.6 feet to the beginning.

Said lot No. 11-A is described as follows:

Beginning on the easterly margin of Riverside Road at the corner of lots Nos. 11-A and 12-A; thence with the line between said two lots eastwardly 115 feet to the top of Cumberland River bluff; thence eastwardly 25 feet, more or less, to the southwest corner of the property conveyed to the United States of America by deed from R. L. Megee and wife, of record in book 2158, page 120, said Register's Office; thence with the westerly line of the property conveyed to the United States of America, north 15 degrees 00' west 192 feet to the northwesterly corner of the property conveyed to the United States of America; thence westwardly 27 feet, more or less, to top of bluff; thence westwardly 171 feet to the easterly margin of Riverside Road; thence with the easterly margin of said Road southwardly 191.9 feet to the beginning.

Being the same property conveyed to R. L. Megee and wife, Flora Ray Megee by deed from E. I. du Pont de Nemours and Company, dated September 29, 1948, filed October 23, 1948, and recorded in book 1643, page 925, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wesley T. Phillips and wife, Pauline L. Phillips their heirs and assigns, forever.

And we do covenant with the said Wesley T. Phillips and wife, Pauline L. Phillips 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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, R. L. Megee and wife, Flora Ray Megee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wesley T. Phillips and wife, Pauline L. Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16th day of August 1956.

R. L. Megee

Flora Ray Megee