K 2592

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by Edward R. Phillips, and other good and valuable considerations, receipt of which are hereby acknowledged, I, Ferriss C. Bailey, Trustee, by virtue of the power and authority vested in me by deed of record in Book 2152, page 405, Register's Office for said County,

I have bargained and sold, and by these presents do transfer and convey unto the said Edward R. 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. 5, 6, 7, 16 and 17, on the Plan of Pleasant Acres, Section V, as of record in Book 2181, page 56, Register's Office for said County, to which plan reference is here made for a more complete and accurate description.

Being part of the property conveyed to Ferriss C. Bailey, Trustee, with full power, by deed from Lucile Mal Beasley, et al, of record in Book 2152, page 405, said Register's Office.

This conveyance subject to plan and easements of record in Book 2181, page 56 and restrictions of record in Book 2145, page 387, Register's Office for said County.

The warranties set out herein by the grantor are in his capacity of Trustee only.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edward R. Phillips

his heirs and assigns, forever.

And I do covenant with the said Edward R. 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. except taxes for 1956 which are prorated and assumed by the grantee herein.

And I, Ferriss C. Bailey, Trustee do further covenant and bind myself, my/ successors and assigns heirs and representatives, to warrant and forever defend the title to the said land to the said Edward R. Phillips

his heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29 day of August 19 56.

Ferriss C. Bailey, Trustee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Doris B Thurston, a Notary Public in and for said County and State, the within named Ferriss C. Bailey, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 29th day of August, 19 56

Commission expires October 1, 1958

Doris B Thurston
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 31 day of AUG A.D. 1956 at 1:05 o'clock P.M. and duly recorded in Book 1359 Page 149
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

WARRANTY DEED

FROM

1359

TO

(Northbrook Mortgage Company)

Published by

K 2592

G 584