K 2600

WARRANTY DEED G-5720 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 son, JOHN S. PHIPPS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILSON L. OVERTON and wife, MARY OVERTON, ***

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. 271 on the Plan of Brook Meade, Section VII, of record in Book 2331, page 5, Register's Office for said County.

Said Lot No. 271 fronts 138 feet on the southwesterly margin of Starlit Road and extends back 357.3 feet on the southeasterly side and a total of 390.4 feet on the northwesterly and westerly sides to a dead line in the rear measuring 44.7 feet.

Being the same property conveyed to John D. Phipps and son, John S. Phipps, by deed from Brookmeade Subdivision, Inc., of record in Book 2489, page 525, said Register's Office.

This conveyance made subject to restrictions of record in Book 2333, page 629, 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 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 8th day of November, 195 6.

John D. Phipps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Anne Abernathy, a Notary Public in and for the State and County aforesaid, personally appeared the within named John D. Phipps and son, John S. Phipps, 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 8th day of November, 195 6

Anne Abernathy
Notary Public

My commission expires: 11-12-1957

WARRANTY DEED
MCB&P
From
JOHN D. PHIPPS ET AL
To
WILSON L. OVERTON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
NOV A.D. 1956
at 1:42 o'clock P.M.
Noted in Book 2600 Page 417
Recorded in Book Page
Recording Fee $1.20
JAMES P. WILSON, Register