K 2604

For and in consideration of the sum of $ 10.00
---------TEN AND NO/100---------
DOLLARS

Cash in hand paid by Ernest McGlawn Leopard and wife, Mora Faye Leopard, and other good and valuable considerations, receipt of which is hereby acknowledged,

EDWARD R. PHILLIPS AND WIFE, LOUISE T. PHILLIPS

have bargained and sold, and by these presents do transfer and convey unto the said Ernest McGlawn Leopard and wife, Mora Faye Leopard 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. 18 on the Map of Section I, Haven Acres, as of record in Book 2331, page 89, Register's Office for said County, and described as follows: BEGINNING at a point in the west margin of Diane Drive at the corner of Lots No. 17 and 18; thence north with said Drive, 130.88 feet to a monument at the beginning of a curve; thence around said curve in a northwesterly direction 39.47 feet to a monument in the south margin of Williams Avenue; thence west with said Avenue 233.31 feet to a monument; thence South 154.05 feet to the corner of Lots No. 17 and 18; thence east along the line between these lots, 258.46 feet to the poing of beginning.

Being the same property conveyed to Edward R. Phillips and wife, Louise T. Phillips, by deed from E. C. Chance and wife, of record in Book 2549, page 65; said Register's Office.

This conveyance subject to restrictions filed for record December 28, 1955, in Book 2487, page 96, 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 Ernest McGlawn Leopard and wife, Mora Faye Leopard their heirs and assigns, forever.

And we do covenant with the said Ernest McGlawn Leopard and wife, Mora Faye Leopard 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 prorated and assumed by 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 Ernest McGlawn Leopard and wife, Mora Faye Leopard their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14 day of December, 19 56.

Edward R. Phillips
Louise T. Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jeannette C. Mitchell, a Notary Public in and for said County and State, the within named Edward R. Phillips and wife, Louise T. Phillips

the bargainor, 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 14th day of December 19 56.

Commission expires April 30, 1960

Jeannette C. Mitchell
Notary Public

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WARRANTY DEED

FROM
EDWARD R. PHILLIPS, ET UX.
25495

TO
ERNEST McGLAWN LEOPARD, ET UX.

Murphree Mortgage Company

STATE OF TENNESSEE, DAVIDSON COUNTY
RECEIVED DEC 20 1956 at 1:09 P.M.
REGISTER

G 259