K 2642

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

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

Cash in hand paid by Cecil E. Thompson, Jr and wife, Marie H. Thompson, 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 Cecil E. Thompson, Jr., and wife, Marie H. Thompson,

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. 4 on the Plan of Blair Heights, Section V., of record in Book 2330, page 55, Register's Office for said County; described as follows:

BEGINNING at a point in the north margin of Linda Lane at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northerly 413.12 feet to a point in the south line of Lot No. 2; thence with the line between Lots No. 2 and 4, easterly 100 feet to the west margin of Donna Drive; thence with the margin of the same, southerly 378.73 feet to the beginning of a curve; thence around said curve, southwesterly 50.97 feet to the north margin of Donna Drive; thence with the margin of the same, westerly 85.92 feet to the point of beginning.

Being part of the property conveyed to Edward R. Phillips and wife, Louise T. Phillips, by deed from James W. Blair and wife, of record in Book 2490, page 32, said Register's Office.

This conveyance subject to plan and easements of record in Book 2330, page 55 and restrictive covenants of record in Book 2487, page 95, Register's Office for said County.

(Edward R. Phillips and Randall Phillips being one and the same person)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cecil E. Thompson, Jr and wife, Marie H. Thompson,

their heirs and assigns, forever.

And we do covenant with the said Cecil E. Thompson, Jr and wife, Marie H. Thompson 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 1957 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 Cecil E. Thompson, Jr and wife, Marie H. Thompson

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

Witness our hands this 27th day of March, 1957.

Randall 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 bargainor s, 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 27th day of March, 1957

Commission expires October 29, 1958

Jessie B Overton
Notary Public

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