K 2651

WARRANTY DEED — by Tennessee Title Company

For and in consideration of the sum [illegible] DOLLARS

cash in hand paid by [illegible] and other good and valuable consideration [illegible]

[illegible] have bargained and sold, and by these presents do transfer and convey unto the said John Edwin Moore, Jr. and wife, Elizabeth P. Moore,

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. 17 on the Plan of Pleasant Acres, Section Five, of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 17 fronts 220.73 feet on the northerly side of Fairoaks Drive and runs back between lines, 306.54 feet on the westerly line and 330 feet on the easterly line which is a broken line, to a point.

Being part of the property conveyed to Edward R. Phillips by deed from Ferriss C. Bailey, Trustee, of record in Book 2592, page 584, said Register's Office.

This conveyance is subject to plan and easement of record in Book 2331, page 56, and restrictions of record in Book 2445, page 587, 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 John Edwin Moore, Jr. and wife, Elizabeth P. Moore, their heirs and assigns, forever.

And we do covenant with the said John Edwin Moore, Jr. & wife, Elizabeth P.Moore, that we are lawfully seised 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 prorated and assumed by the grantees 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 John Edwin Moore, Jr. & wife, Elizabeth P. Moore, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21 day of June, 19 57.

Before me

Edward R. 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 wife, Louise T. Phillips, the [illegible] executed the within instrument for the purposes therein contained, and the aforesaid [illegible] they executed the same as their free act and deed. Witness my hand and official seal at office in Nashville, Tennessee, this 21st day of June, 19 57.

Jessie B. Overton
Notary Public

STATE OF TENNESSEE
Davidson County

[illegible] Register of Deeds for said County and State aforesaid, do hereby certify that the foregoing instrument was filed for registration on the [illegible] day of [illegible], 19 [illegible] at [illegible] o'clock [illegible] M., and was duly recorded in Book [illegible] page [illegible]

Register

PG 419