BK 2691

TENNESSEE TITLE COMPANY

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 Newton G. Crosslin and wife, Lucille M. Crosslin, 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 Newton G. Crosslin and wife, Lucille M. Crosslin

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. 35 on the Map of Blair Heights, Section VI, as of record in Book 2331, page 98, Register's Office for said County, and revised and corrected by Surveyor's Certificate of Correction, filed for record in Book 2496, page 301, said Register's Office, and described as follows:

BEGINNING at a point in the north margin of Linda Lane at the corner of Lots Nos. 34 and 35; thence with the margin of said Lane westerly 131.56 feet to the beginning of a curve; thence around said curve northwesterly 48.65 feet to a point in the east margin of Linda Court; thence with the margin of said Court northerly 194.46 feet to a corner of Lot No. 42; thence with the line between Lots 35 and 42 easterly 126 feet to a corner of Lot 34; thence with the line between Lots 34 and 35, southerly 212.71 feet to the beginning.

Being the same property conveyed to Edward R. Phillips and wife, Louise T. Phillips, by deed from James W. Blair and wife, as of record in Book 2549, page 111, said Register's Office.

This conveyance subject to plan and easement of record in Book 2331, page 98 and was amended by instrument of record in Book 2600, page 535 and restrictive covenants of record in Book 2490, page 398, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Newton G. Crosslin and wife, Lucille M. Crosslin

their heirs and assigns, forever.

And we do covenant with the said Newton G. Crosslin and wife, Lucille M. Crosslin

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 Newton G. Crosslin and wife, Lucille M. Crosslin,

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

Witness our hands this 26th day of July, 19 57

Edward R. Phillips

Louise T. Phillips

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, James P. Wilson, 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 26th day of July, 19 57

My Commission Expires July 22, 1958

James P. Wilson
Notary Public

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