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

Cash in hand paid by ELMER HERSDIELL TODD, JR and wife, IMELDA W. TODD, and other good and valuable considerations, receipt of which is hereby acknowledged,

EDWARD R. PHILLIPS and wife, LOUISE PHILLIPS

have bargained and sold, and by these presents do transfer and convey unto the said Elmer Hersdiell Todd, Jr and wife, Imelda W. Todd 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. 5 on the Plan of Pleasant Acres, Section V, as of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 5 fronts 132.81 feet on the south side of Fairoaks Drive and runs back 273.25 feet on the east line and 255.50 feet on the west line, to a dead line in the rear on which it measures 182.38 feet.

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

This conveyance subject to plan and easements 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 Elmer Hersdiell Todd, Jr and wife, Imelda W. Todd their heirs and assigns, forever.

And we do covenant with the said Elmer Hersdiell Todd, Jr and wife, Imelda W. Todd 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 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 Elmer Hersdiell Todd, Jr and wife, Imelda W. Todd their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13th day of August, 1957

Edward R Phillips

~~Louise T. Phillips~~

Louise 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 Phillips the bargainors, 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 13th day of August, 1957

Jessie B. Overton
Notary Public

Commission expires October 29, 19..

Warranty Deed

FROM

EDWARD R PHILLIPS, ETUX

48953

TO

ELMER HERSDIELL TODD, JR ETUX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of AUG A.D. 1957 at 2:10 o'clock P M.
Noted in Book 2693 Page 528
Recording Fee $....
JAMES P. WILSON, Register
By .... Dpt. Reg.

Prepared by TENNESSEE TITLE COMPANY NASHVILLE, TENN.