BK 2697

12750

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 Henry J. Wambach and wife, Anna Mae Wambach, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, J. B. Phillips and wife, Ota J. Phillips

have bargained and sold, and by these presents do transfer and convey unto the said Henry J. Wambach and wife, Anna Mae Wambach, 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. 1 Charlotte Park, Sec. 1, of record in Book 2663, pages 2 and 6, both inclusive, Register's Office for said County, described as follows:
BEGINNING at a concrete monument in the west margin of American Road at the intersection of a curve near Premier Drive; thence with the margin of American Road, southerly 98 feet to a point; thence westerly 135 feet to a point; thence northerly 135.2 feet to the south margin of Premier Drive; thence with the margin of the same, easterly 79 feet to the beginning of a curve; thence around said curve, southeasterly, 39.3 feet to the point of BEGINNING.
Being the same property conveyed to J. B. Phillips and wife, Ota J. Phillips, by deed from Consolidated Developments, Inc., of record in Book 2650, page 51, said Register's Office.

Taxes for 1957 have been pro rated and assumed by grantees.
This conveyance is made subject to restrictive covenants, easements and set back lines of record in Books 1631, page 193, Book 1788, page 512, Book 2638, page 490, and Book 2663, pages 2 to 6, inclusive, and agreement of record in Book 2593, page 566, 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 Henry J. Wambach and wife, Anna Mae Wambach, their heirs and assigns, forever.

And we do covenant with the said Henry J. Wambach and wife, Anna Maw Wambach 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.

And we, J. B. Phillips and wife, Ota J. 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 Henry J. Wambach and wife, Anna Mae Wambach, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of September, 1957

J. B. Phillips
J.B. Phillips
Ota J. Phillips
Ota J. Phillips

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Ross V. Dunn, a Notary Public in and for said County and State, the within named J. B. Phillips and wife, Ota J. 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 14th day of September 1957

Ross V. Dunn
Notary Public

My Commission expires April 22, 1958

TENNESSEE TITLE COMPANY

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