BK 2697

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

cash in hand paid by WILL C. DOTSON, JR., and wife, GLADYS DOTSON, and other good and valuable considerations, receipt of which is hereby acknowledged,

EDWARD R. PHILLIPS and wife, LOUISE T. PHILLIPS,

have bargained and sold, and by these presents do transfer and convey unto the said Will C. Dotson, Jr. and wife, Gladys Dotson, 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. 12 on the Plan of Pleasant Acres, Section Five, of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 12 fronts 142.76 feet on the south side of Fairoaks Drive and runs back between lines, 346.87 feet on the west line and 150 feet on the east line to a dead line in the rear on which it measures 296.62 feet.

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 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 Will C. Dotson, Jr. and wife, Gladys Dotson, their heirs and assigns, forever.

And we do covenant with the said Will C. Dotson, Jr. and wife, Gladys Dotson, 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 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 Will C. Dotson, Jr. and wife, Gladys Dotson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of September, 19 57.

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 bargainor, 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 18th day of September, 19 57.

Commission expires October 25, 1958.

Jessie B. Overton
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day
SEP 23 1957 o'clock P.M.
in Book
Witness my hand
JAMES H. WILSON
By

Warranty Deed
From
EDWARD R. PHILLIPS, ET UX
To
WILL C. DOTSON, JR., ET UX

17 Sep

BG 448