BK 2703

File: Attorneys Title G-51288

WARRANTY DEED

FROM

O.H. BOWMAN AND WIFE, ANITA BOWMAN

57682

TO

THOMAS D. PHILLIPS AND WIFE, Madge C. Phillips

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 6 of Nov A.D. 1954
at 2:01 o'clock P.M. Page 72
Recorded in Book 1 Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Dept. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

DOCUMENTARY
U.S. INTERNAL REVENUE
2 1/2 CENTS

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of $ 10.00

Ten and no/100 DOLLARS

Cash in hand paid by Thomas D. Phillips and wife, Madge C. Phillips and other good and valuable consideration the receipt of which is hereby acknowledged and the further consideration of the said Thomas D. Phillips and wife, Madge C. Phillips assume and agree to pay in full the balance of a note dated August 3, 1951 in the original sum of $ 17,500.00 payable to Fidelity Federal Savings and Loan Association with interest at the rate of 4% per annum. Said Deed of Trust is recorded in Book 2048, Page 389, Register's Office for Davidson County, Tennessee.

We, O. H. Bowman and wife, Anita Bowman

have bargained and sold, and by these presents do transfer and convey unto the said

THOMAS D. PHILLIPS AND WIFE, MADGE C. PHILLIPS

THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148, of Maplecrest Subdivision, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 148 is described as follows: Beginning at a point in the westerly margin of McGavock Pike, said point being the common corner of Lots Nos. 148 and 149; thence with the line between said lots westwardly 158.8 feet to a point in the east line of Lot No. 147; thence with the lines between Lots Nos. 148 and 147 southerly 130 feet to a point in the northerly margin of Maplecrest Drive; thence with the margin of said Drive eastwardly 135.54 feet to a concrete monument and the beginning of a curve; thence around said curve in a northeasterly direction 30.87 feet to another concrete monument in the westerly margin of McGavock Pike; thence with the margin of said pike northerly 110.54 feet to the point of beginning.

Being the same property conveyed to O. H. Bowman and wife, Anita Bowman by deed from Lewis E. Limbert and wife, Frances Kleiser Limbert, of record in Book 2196, page 565, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1874, page 452, Register's Office for Davidson County, Tennessee, and the building setback lines, easements and conditions of an Owner's Certificate as shown on said plan of record in Book 1835, pages 37 and 38, Register's Office for Davidson County, Tennessee.

The Grantors herein transfer to Grantees the escrow account with Fidelity Federal Savings & Loan Association for the above mentioned mortgage.