K 2745

For and in consideration of the sum of $ 10.00 ----------
Ten and no/100 ----------DOLLARS
Cash and other good and valuable considerations in hand paid by the grantees herein, the receipt of which is 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 George E. Talbert and wife, Ernestine Carter Talbert, 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. 34 on the Map of Sec. I, Haven Acres of record in Book 2331, page 89, Register's Office for said County.
Said Lot No. 34 fronts 181.44 feet on the east side of Dianne Drive and runs back 250.88 feet on the north line and 240.65 feet on the south line to a dead line in the rear on which it measures 150.24 feet.
Being part of the property conveyed to Edward R. Phillips and wife, Louise T. Phillips by deed from Herman A. Clark and wife, as of record in Book 2633, page 299, 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 George E. Talbert and wife, Ernestine Carter Talbert, their heirs and assigns, forever.

And we do covenant with the said George E. Talbert and wife, Ernestine Carter Talbert 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, 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 George E. Talbert and wife, Ernestine Carter Talbert, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 19 58

X 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 wife, 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 15ht day of April 19 58.

Commission expires July 22, 1958

James P. Wilson
Notary Public

Warranty Deed

From Edward R. Phillips, et ux

77810

To George E. Talbert, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of APR A.D. 1958 at 12:45 o'clock P.M.
Noted in Book 2670 Page 137
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register

Rec'd 17, 1958

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