K 2746

For and in consideration of the sum of Thirteen Thousand Five Hundred and No/100 --------

---------$13,500.00 ----------DOLLARS

Cash in hand paid by Mack H. Wall and wife, Hallie E. Wall, the receipt 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 Mack H. Wall and wife, Hallie E. Wall

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. 115 on the Plan of Charlotte Park, Section I, as of record in Book 2663, page 6, described as follows: Beginning at a point in the easterly margin of American Road at the southwest corner of said lot; thence northerly along said margin of said Road 95 feet to [illegible] curve; thence around said curve, 39.3 feet to a point in the southerly margin of Premier Drive; thence easterly along said margin of said Drive [illegible] feet to a point; thence south 1° 17' east 119.3 feet to a point; thence south 88° 43' west 130 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 2695, page 292, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and building lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mack H. Wall and wife, Hallie E. Wall their heirs and assigns, forever.

And we do covenant with the said Mack H. Wall and wife, Hallie E. Wall 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 1958 taxes which have been prorated and are hereby assumed by the purchasers.

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 Mack H. Wall and wife, Hallie E. Wall their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 23rd day of April, 1958

C B Phillips

Ota J Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named J. B. Phillips and wife, Ota J. 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 office, this 23rd day of April, 1958

Commission expires [illegible], 1961

A. M. Tenison
Notary Public

WARRANTY DEED

FROM
J. B. PHILLIPS AND WIFE,
OTA J. PHILLIPS

TO
MACK H. WALL AND WIFE,
HALLIE E. WALL

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933 a 161

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