K 2800

For and in consideration of the sum of $ 10.00
---------- Ten and No/100 ---------- DOLLARS

cash in hand paid by THOMAS G. STEEN and wife, ELSA G. STEEN, and other good and valuable considerations, receipt of which is hereby acknowledged;

E. RANDALL PHILLIPS and wife, LOUISE T. PHILLIPS

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

Thomas G. Steen and wife, Elsa G. Steen

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. 140 on the Plan of the Revision of Section I, Sunset View, of record in Book 2663, pages 27 and 28, Register's Office for said County.

Said Lot No. 140 fronts 105 feet on the north side of Vale Lane and extends back 260.4 feet on the east line and 274 feet on the west line to a dead line in the rear, which is a broken line, measuring 162.2 feet thereon.

Being part of the property conveyed to E. Randall Phillips and wife, Louise T. Phillips, by deed from Herman McCallum, of record in Book 2742, page 437, 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 Thomas G. Steen and wife, Elsa G. Steen their heirs and assigns, forever.

And we do covenant with the said Thomas G. Steen and wife, Elsa G. Steen 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 1958 which are prorated and assumed by the grantees herein.

And we, E. Randall 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 Thomas G. Steen and wife, Elsa G. Steen their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of August, 1958

E. Randall Phillips
Louise T. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mary R. Coates, a Notary Public in and for said County and State, the within named E. Randall Phillips and wife, Louise T. Phillips, 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 6th day of August, 1958

Commission expires October 28, 1961

Mary R. Coates
Notary Public

Warranty Deed

FROM
E. Randall Phillips, et ux

TO
Thomas G. Steen, et ux

92563

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 12 day of Aug A.D. 1958 at 1:43 o'clock P M
Noted in Book 50 Page 228
Recorded in Book Page 220
Recording Fee
JAMES
By
Register

14,800

K 162