BK 2800

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

cash in hand paid by JOHN J. GRANSTAFF and wife, MARY M. GRANSTAFF, 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 John J. Granstaff and wife, Mary M. Granstaff 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. 142 on the Revision of Section One, Sunset View, as of record in Book 2663, pages 27 and 28, Register's Office for said County.

Said Lot No. 142 fronts 105 feet on the northerly side of Vale Lane and runs back 260.4 feet on the westerly line and 236.5 feet on the easterly line, to a dead line in the rear on which it measures 171.57 feet.

Being part of the property conveyed to E. Randall Phillips and wife, Louise T. Phillips, by deed from Herman McCallum, as 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 John J. Granstaff and wife, Mary M. Granstaff their heirs and assigns, forever.

And we do covenant with the said John J. Granstaff and wife, Mary M. Granstaff 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 John J. Granstaff and wife, Mary M. Granstaff their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of August, 19 58

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

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 ..... Tennessee, this 8th day of August, 19 58

Commission expires October 28, 1961

Mary R. Coates
Notary Public

Warranty Deed

From E. Randall Phillips, et ux

92562

To John J. Granstaff, et ux

(Murphree Mortgage Company)

14,800

THOS. MARSHALL & BRUCE-NASHVILLE

RG 173