K 2802

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND NINE HUNDRED AND NO/100 . . . . . ($12,900.00) . . . . . **DOLLARS**

Cash in hand paid by Ernest H. Phy and wife, Christine M. Phy, the receipt of which is hereby acknowledged, I,

Ruby Robinson, a widow,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** ERNEST H. PHY AND WIFE, CHRISTINE M. PHY

_____ 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. 28 on the Plan of Virginia Manor Subdivision, as of record in Book 1835, page 22, Register's Office for said County.

Said Lot No. 28 fronts 85 feet on the northwesterly side of Moran Drive and extends back between lines 159 feet on the southwesterly line and 160 feet on the northeasterly line to a dead line in the rear, on which it measures 78 feet.

Being the same property conveyed to Ruby Robinson, a widow, by deed from William H. Oliphant and wife, Martha D. Oliphant, and Lucy J. Oliphant, of record in Book 2435, page 423, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back 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 Ernest H. Phy and wife, Christine M. Phy _____ their _____ **heirs and assigns, forever.**

And I **do covenant with the said** Ernest H. Phy and wife, Christine M. Phy _____ **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,** except for 1958 taxes, which have been prorated and are hereby assumed by the purchasers.

And I, Ruby Robinson, a widow _____ **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ernest H. Phy and wife, Christine M. Phy _____ their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand** _____ **this** 20th **day of** August, 19 58

Ruby Robinson

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