K 2805

For and in consideration of the sum of $10.00

Ten and No/100 - *DOLLARS*

cash in hand paid by James Haskell Phillips and other good and valuable considerations, the receipt of which is hereby acknowledged.

we, John J. Nanni & Homer McEwen

have bargained and sold, and by these presents do transfer and convey unto the said James Haskell Phillips, a widower

his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 15 on the Plat of Hal Handley Land, as of record in Book 843, page 47, Register's Office for said County.

Said lot No. 15 fronts 50 feet on the south side of Lytton Avenue and extends back between lines 170 feet, on the west line and 160 feet on the east line.

Being the same property conveyed to John J. Nanni & Homer McEwen by deed from Haskell Phillips and Virginia Coleman, of record in Book 2003, page 169, Register's Office for Davidson County, Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Haskell Phillips

his

heirs and assigns, forever.

And we *do covenant with the said* James Haskell Phillips

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, John J. Nanni & Homer McEwen

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James Haskell Phillips

his

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our *hand* this 18th *day of* September, 19 58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY INTERNAL REVENUE $2.20 PAID

John J. Nanni
JOHN J. NANNI

Homer McEwen
HOMER MCEWEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Jas. H. Wilson, *a Notary Public in and for said County and State,* JOHN J. NANNI & HOMER MCEWEN

the within named 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
this 18th *day of* September, 19 58

Jas. H. Wilson
Notary Public

Commission expires

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM John J. Nanni & Homer McEwen

TO James Haskell Phillips, a widower

9780

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of SEP A.D. 1958 at 4:55 o'clock P.M.
Noted in Book 41 Page 196
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By E. McKinney D.R.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

G 103