K 2811

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

cash in hand paid by WILLIAM F. KAUTZMAN and wife, MILDRED P. KAUTZMAN, 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 William F. Kautzman and wife, Mildred P. Kautzman 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. 82 on the Plan of Elysian Park, of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 82 fronts 105.9 feet on the northwesterly side of Lynn Drive and runs back 274.3 feet on the southwesterly line and 250 feet on the northeasterly line, to a dead line in the rear, which is a broken line on which it measures 94.3 feet.

Being part of the property conveyed to E. Randall Phillips and wife, Louise T. Phillips, by deed from Joe Davies and William R. Brown, of record in Book 2737, page 7, 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 William F. Kautzman and wife, Mildred P. Kautzman their heirs and assigns, forever.

And we do covenant with the said William F. Kautzman and wife, Mildred P. Kautzman 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, 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 William F. Kautzman and wife, Mildred P. Kautzman their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of October, 19 58

E. Randall Phillips

Louise T. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. Garland Wells, a Notary Public in and for said County and State, the within named E. Randall Phillips and wife, Louise T. Phillips

the bargainors, 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 28th day of October, 19 58

Commission expires July 27, 1960

L. Garland Wells
Notary Public

GARLAND WELLS NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

Warranty Deed

From 4169 L

E. Randall Phillips, et ux

To

William F. Kautzman, et ux

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of Oct A.D. 1958 at 2:31 o'clock PM
Noted in Book 91 Page 285
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McFarland Dpt. Reg.

$13,600

K 2811 PG 519