K 2859

WARRANTY DEED — READ E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of Ten and 00/100 DOLLARS ($10.00), cash in hand paid by Will Lane, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Will Lane of the remaining principal balance in the amount of $5,238.48, owing under the terms of a vendor's lien retained in deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge, to Robert Phillips, Jr., and wife, Elizabeth Phillips, of record in Book 2483, page 24, Register's Office for Davidson County, Tennessee,

Robert Phillips, Jr., and wife, Elizabeth Phillips,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Will Lane,

hereinafter called the Grantee, his heirs, successors 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. 21 of Block "B" on the Plan of M. B. and M. S. Pilcher's Addition, as of record in Book 57, page 81, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the easterly side of 27th Avenue North, formerly Winston Avenue, and extends back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Robert Phillips, Jr., and wife, Elizabeth Phillips, by deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge, of record in Book 2483, page 24, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 17 day of December, 1958

Robert P Phillips Jr
Elizabeth Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Robert Phillips, Jr., and wife, Elizabeth 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 Nashville, Tennessee, this, the 17th day of December, 1958

Wayne Hammontree
Notary Public

My commission expires: 10-22-60

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NASHVILLE TITLE COMPANY
"Title"
TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of DEC A.D. 1958 at 11:15 o'clock A M.
Noted in Book 91 Page 101
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ D.C.

WARRANTY DEED
From 111283
Robert Phillips, Jr., et ux,
To
Will Lane.
Nashville Title Company

K 2859 PG 100