BK 2864

# WARRANTY DEED

*For and in consideration of the sum of*

- - - - - - - - - Two Thousand Fifty & 00/100 - - - - - - - - - *DOLLARS*

cash in hand paid by Henry Allen McClaron and wife, Georgia McClaron, the receipt of which is hereby acknowledged.

We, Floyd H. Phillips and wife, Annie Rea Phillips, *have bargained and sold, and by these presents do transfer and convey unto the said* Henry Allen McClaron and wife, Georgia McClaron, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land situated in the old 9th District, now the 6th Civil District, of Davidson County, Tennessee, and bounded as follows:

Beginning at a stake or stone in the center of Whitsitt, formerly Mill Creek County Road that runs from patterson Shop to Mill Creek; thence within the center of said road south 88¼ degrees east 50 feet to a stake in said road; thence at right angles west 1-3/4 degrees east 210 feet to a stake at the end of an old plank fence; thence north 88¼ degrees west 50 feet to a stake corner of Colored Church lot; thence with said lot south 1-3/4 degrees west 210 feet to the point of beginning.

Being the same real property conveyed to Floyd H. Phillips and wife, Annie Rea Phillips by deed from John T. Lewis and wife, dated March 15, 1954, filed April 7, 1954, and recorded in Book 2273, page 628, Register's Office for said County.

*To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said* Henry Allen McClaron and wife, Georgia McClaron, their *heirs and assigns, forever.*

*And* we *do covenant with the said* Henry Allen McClaron and wife, Georgia McClaron, *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, Floyd H. Phillips and wife, Annie Rea 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* Henry Allen McClaron and wife, Georgia McClaron, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hands this* 26th *day of* January, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Floyd H. Phillips

Annie Rea Phillips

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Louise Frazier, *a Notary Public in and for said County and State,* Personally appeared before me, Floyd H. Phillips and wife, Annie Rea Phillips, the within named 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 26th day of January, 1959.

Louise Frazier, *Notary Public*

*Commission expires* 9/22/59

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record
A.D. 1959 JAN 29 day
of at 8:45 o'clock A.M.
Noted in Book 2276 Page 407
Recorded in Book
Recording Fee $1.50
JAMES P. WILSON, Register
By

Nashville Title Guaranty Title Company
Compliments
Kansas
Montana

Henry Allen McClaron, et ux
TO
Floyd H. Phillips, et ux
FROM
WARRANTY DEED

17469

BK 2864 PG 408