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TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00 - - - - - - - - - - - - - - - - - -
TEN AND- -00/100 DOLLARS

cash in hand paid by Earl Thompson and wife, Mary Phillips Thompson, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, Gladys Phillips, a widow, and E. R. Phillips, have bargained and sold, and by these presents do transfer and convey unto the said Earl Thompson and wife, Mary Phillips Thompson, 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. 35 on Mansker Meadows, Section II, as of record in Book 2663, page 15, Register's Office for said County, described as follows:
BEGINNING at a point in the easterly margin of Mansker Drive, at the corner of Lots Nos. 34 and 35; thence easterly along the line between said lots, 1038 feet, more or less, to a point in the center line of Mansker Creek; thence along the center line of said Creek, in a southeasterly direction 612 feet, more or less, to the northerly margin of the L. & N. Railroad right-of-way; thence along said right-of-way, westerly 140 feet, more or less, to the corner of Lots Nos. 35 and 36; thence along the line between said lots, in a northwesterly direction 1403.5 feet to a point in the southeasterly margin of Mansker Drive; thence with the margin of said Drive, in a northerly direction 100 feet to the point of beginning.
Being part of the same property conveyed to E. R. Phillips and Charles Phillips, by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, R.O.D.C., Tennessee, the said Charles Phillips having since died and his said one-half undivided interest was conveyed to Gladys Phillips by deed from Mary Phillips Thompson, his only heir at law, which deed is of record in Book 2635, page 83, 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 Earl Thompson and wife, Mary Phillips Thompson, their, - heirs and assigns, forever.

And we do covenant with the said Earl Thompson and wife, Mary Phillips Thompson - - - - - - - - - - - - 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, Gladys Phillips and E. R. 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 Earl Thompson and wife, Mary Phillips Thompson, their, - - - - - - - heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of March, 19 59

Gladys Phillips
Gladys Phillips
E. R. Phillips
E. R. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Mary R. Coates, a Notary Public in and for said County and State, the within named Gladys Phillips, a widow, and E. R. 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 23rd day of March, 19 59

Mary R Coates
Notary Public

Commission expires Oct. 28, 1961

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