K 2908

WARRANTY DEED G-57069

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ***

DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FRED D. WRIGHT and wife, DOROTHEA O. WRIGHT,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PAUL A. PHILLIPS and wife, EVELYN M. PHILLIPS, ***

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:

Being Lot No. 4 on the Map of B. E. Woodard's SubDivision, of part of the W. J. Tune land, as of record in Book 974, page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 100 feet on the northeasterly side of Moss Rose Drive and runs back 400 feet on the northwesterly line and 405 feet on the southeasterly line to a low water mark of the Cumberland River, measuring 100 feet, more or less thereon.

Being the same property conveyed to Fred D. Wright and wife, Dorothea O. Wright, by warranty deed from R. C. Beasley and wife, Gene N. Beasley, as of record in Book 2244, page 28, 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 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 19th day of May, 1959.

Fred D. Wright

Dorothea O. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lindsey Murray Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred D. Wright and wife, Dorothea O. Wright, 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 19th day of May, 1959.

Notary Public

My commission expires: 10/27/1962

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

$ 3,333.33

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of JUN A.D. 1959 at 12:37 P.M. o'clock
Noted in Book 93 Page 123
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

GUARANTY MORTGAGE CO. OF NASHVILLE

To
PAUL A. PHILLIPS ET UX

FRED D. WRIGHT ET UX

WARRANTY DEED
MCB&F
From
35123

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P G 570