BK 2926

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Marshall H. Rittenberry and wife, Margaret Louise Rittenberry have bargained and sold, and by these presents do transfer and convey unto the said Robert Phillips and wife, Elizabeth Phillips their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of the west part of Lot 2 on the Map of the Subdivision of the Property of Wesley Hyde, deceased, a plan of which is of record in Minute Book 66, page 15, of the Chancery Court at Nashville, described according to a loan survey by Hal R. Swann, Jr., July 4, 1959,as follows:

Said part of Lot 2 fronts 48 feet, more or less, on the east side of 24th Avenue, North and runs back between parallel lines 161 feet, more or less, to a dead line.

Being the same property conveyed to Marshall H. Rittenberry and wife, Margaret Louise Rittenberry, by deed from Anne M. Goodman, of record in Book 2038, page 57, 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 Robert Phillips and wife, Elizabeth Phillips their heirs and assigns, forever.

And we do covenant with the said Robert Phillips and wife, Elizabeth Phillips 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, Marshall H. Rittenberry and wife, Margaret Louise Rittenberry do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Phillips and wife, Elizabeth Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of July, 1959.

Marshall H. Rittenberry

Margaret Louise Rittenberry

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Anne Hicks, a Notary Public in and for said County and State, the within named Marshall H. Rittenberry and wife, Margaret Louise Rittenberry

the bargainor, 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 office, this 17th day of July, 1959

Commission expires My Commission Expires July 30, 1962

Anne Hicks
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of JUL A.D. 1959 at 11:30 o'clock A M
Noted in Book 33 Page 174
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

GUARANTY MORTGAGE CO. OF NASHVILLE

TO

Robert Phillips and wife,

FROM

Marshall H. Rittenberry and wife,

WARRANTY DEED

43063

17

BK 306