K 2930

Value $14,220.00 154126

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) **********
**********DOLLARS
and other good and lawful consideration, the receipt of same is hereby acknowledged,

We, H. Dallas Pardue and wife, Johnnie B. Wallace Pardue
have bargained and sold, and by these presents do transfer and convey unto the said
Carl R. Phillips and wife, Mary Lois Phillips and
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being the easterly 45 feet of lot No. 29 on the Map of Sunset Park, as of record in book 332, page 132, Register's Office for said County.

Said part of lot No. 29 fronts 45 feet on the northerly side of Sunset Place formerly Turner Avenue, and runs back between parallel lines, with the westerly margin of 25th Avenue South, 160.5 feet to a dead line.

Being the same real property conveyed to H. Dallas Pardue and wife, Johnnie B. Wallace Pardue, by deed from Margaret Mallon Darch and husband, dated June 25, 1945, and recorded in book 1341, page 136, 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 said Carl R. Phillips and wife, Mary Lois Phillips and their *heirs and assigns, forever.*

And we *do covenant with the said* Carl R. Phillips and wife, Mary Lois Phillips *that* we *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except 1959 taxes for the State, County, and City, which have been pro-rated and assumed by the purchaser.

And we, *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Carl R. Phillips and wife, Mary Lois Phillips and their *heirs and assigns against the lawful claims of all persons, whomsoever,* except as set out above.

Witness our *hands this* 14th *day of* August, *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.*

H. Dallas Pardue

Johnnie B. Wallace Pardue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, B. B. Walton, a Notary Public in and for said County and State, personally appeared H. Dallas Pardue and wife, Johnnie B. Wallace Pardue with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my official seal at Nashville, Tennessee, this 14th day of August, 1959.

B. B. Walton
Notary Public

My Commission expires April 22-1961