BK 2965

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of NINE THOUSAND AND NO/100 ($9,000.00) DOLLARS

Cash in hand paid by Robert Everett Phillips and wife, Bessie P. Phillips, the receipt of which is hereby acknowledged, we,

EWING O. HARPER, JR. AND WIFE, LILLIAN G. HARPER

have bargained and sold, and by these presents do transfer and convey unto the said ROBERT EVERETT PHILLIPS AND WIFE, BESSIE P. 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 Lot No. 20 on the Plan of A. V. Jones Subdivision, of the Jones and Dudley Subdivision, as of record in Book 57, page 147, Register's Office for said County.

Said Lot No. 20 fronts 50.0 feet on the northerly side of Wade Street, formerly Wallace Avenue, and runs back 150 feet between parallel lines.

Being a part of the property conveyed to Ewing O. Harper, Jr. and wife, Lillian G. Harper, by warranty deed from Homer Nance, as of record in Book 2877, page 381, 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 Robert Everett Phillips and wife, Bessie P. Phillips their heirs and assigns, forever.

And we do covenant with the said Robert Everett Phillips and wife, Bessie P. 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, Ewing O. Harper, Jr. and wife, Lillian G. Harper 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 Everett Phillips and wife, Bessie P. Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 11th day of October, 19 59

Ewing O. Harper, Jr.

Lillian G. Harper

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