BK 3027

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 William Clarence Phillips and wife, Juanita R. Phillips, the receipt of which is hereby acknowledged, we,

~~Charles E. Rhoten and wife, Faye Rhoten~~

_____ have bargained and sold, and by these presents do transfer and convey unto the said William Clarence Phillips and wife, Juanita R. 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. 5 of Block "I" on the Plan of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the northerly side of Woodruff Drive, now Broadmoor Drive, and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Charles E. Rhoten and wife, Faye Rhoten, by deed from Clyde W. Sears, Jr. and wife, Eunice H. Sears, as of record in Book 2926, page 437, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Clarence Phillips and wife, Juanita R. Phillips their heirs and assigns, forever.

And we **do covenant with the said** William Clarence Phillips and wife, Juanita R. 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., except 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Charles E. Rhoten and wife, Faye Rhoten **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Clarence Phillips and wife, Juanita R. Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our **hand** s **this** 27th **day of** January, 19 60

Charles E. Rhoten

Faye Rhoten

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