THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of EIGHT THOUSAND THREE HUNDRED AND NO/100---- ------------------------------( $8,300.00)------------------------------ DOLLARS Cash in hand paid by Hilary H. Phillips and wife Cora Beatrice Phillips, the receipt of which is hereby acknowledged,

DAVIDSON DEVELOPMENT COMPANY
A Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do^es^ transfer and convey unto the said Hilary H. Phillips and wife, Cora Beatrice Phillips.

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 112 on the Map of a Revision of a part of Shelby Heights Subdivision, Section 1, Revised, as of record in Book 2854, page 69, Register's Office for Davidson County, Tennessee.
Said Lot No. 112 fronts 28.94 feet on the east margin of South 13th Street and runs back 117.2 feet on the north line and 97.6 feet on the southwest line to a curved alley in the rear, measuring 90.30 feet thereon.
Being a part of the property conveyed to Davidson Development Company by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 3000, page 453, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to all restrictive covenants, easements and setback lines which are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hilary H. Phillips and wife, Cora Beatrice Phillips, their heirs and assigns, forever.

And it does ~~we~~ covenant with the said Hilary H. Phillips and wife, Cora Beatrice Phillips, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Davidson Development Company do^es^ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Hilary H. Phillips and wife, Cora Beatrice Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, DAVIDSON DEVELOPMENT COMPANY, a Corporation aforesaid has ~~Witness xxxxxxxxxxxx hand xxxxxx this xxxxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxxxx 19xx~~ caused this instrument to be executed by its duly authorized officers this 2nd day of February 1960.

ATTEST: DAVIDSON DEVELOPMENT COMPANY

Evelyn Strasser BY: W. L. Bainbridge, Jr.

Evelyn Strasser, Secretary W. L. Bainbridge, Jr., President

(Corporation Acting Without Seal)

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, ______, a Notary Public in and for said County and State, the within named ______

the bargainor___, with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this ______ day of ______, 19___

Commission expires ______ Notary Public