BK 3096

WARRANTY DEED

For and in consideration of the sum of - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by HERMAN L. WINTERS AND WIFE, WAURINE WINTERS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, E. R. PHILLIPS AND WIFE, LOUISE T. PHILLIPS,

have bargained and sold, and by these presents do transfer and convey unto the said HERMAN L. WINTERS AND WIFE, WAURINE WINTERS, their

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

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 52 on the Plan of Mansker Meadows, Section 2, as of record in Plan Book 2663, pages 15 and 16, Register's Office for said County.

Said Lot No. 52 fronts 155 feet on the southwesterly side of Mansker Drive and extends back 358.8 feet on the northwesterly line and 350 feet on the southeasterly line to a dead line, measuring 74 feet thereon.

Being part of the real property conveyed to E. R. Phillips by deed from G. L. Comer, Trustee, of record in Book 2300, page 87, and from Gladys Phillips and recorded in Book 2879, page 51, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2646, page 315; and subject to conditions set out in Plan of Mansker Meadows, Section 2, as of record in Plan Book 2663, pages 15 and 16, 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 HERMAN L. WINTERS AND WIFE, WAURINE WINTERS, THEIR *heirs and assigns, forever.*

And we *do covenant with the said* HERMAN L. WINTERS AND WIFE, WAURINE WINTERS, *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 taxes for the year 1960, which have been prorated and adjusted and are hereby assumed by the grantee.

And we, E. R. PHILLIPS AND WIFE, LOUISE T. PHILLIPS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* HERMAN L. WINTERS AND WIFE, WAURINE WINTERS, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 10th *day of* June, *19* 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. R. Phillips (E. R. Phillips)

Louise T. Phillips (Louise T. Phillips)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Doris Griffin, *a Notary Public in and for said County and State,* E. R. Phillips and wife, Louise T. Phillips, *the within named bargainor* S, *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 Nashville, *Tennessee, this* 10th *day of* June, *19* 60

Mrs. Doris Griffin *Notary Public*

Commission expires May 5, 1963

PG 473