BK 3098

For and in consideration of the sum of TEN ($10.00)----------

----------DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged, we JOHN S. PHIPPS and wife, MARTHA M. PHIPPS,

have bargained and sold, and by these presents do transfer and convey unto the said J. STEWART BRONAUGH and wife, MARY CLARK WARWICK BRONAUGH, 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. 338 on the Plan of Hillwood Estates, Section 12, of record in Book 2663, page 177, said Register's Office.

Said Lot fronts 177 feet on the northerly side of Olive Branch Road and runs back between lines 289.3 feet on the west line and 231.6 feet on the east line to a dead line in the rear, measuring 241.8 feet.

Being the same property conveyed to John S. Phipps and wife, Martha Phipps by deed from H. G. Hill Realty Company, of record in Book 2877, page 415, 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 J. Stewart Bronaugh and wife, Mary Clark Warwick Bronaugh, their heirs and assigns, forever.

And we do covenant with the said J. Stewart Bronaugh and wife, Mary Clark Warwick Bronaugh 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 restrictions of record and 1960 taxes which have been prorated and assumed by purchaser.

And we, John S. Phipps and wife, Martha M. Phipps do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Stewart Bronaugh and wife, Mary Clark Warwick Bronaugh, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of July, 1960

John S. Phipps

Martha M. Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary W. King, a Notary Public in and for said County and State, the within named John S. Phipps and wife, Martha M. Phipps, the 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 office, this 1st day of July, 1960

Commission expires November 25, 1961

Mary W. King
Notary Public

Do Not Publish

WARRANTY DEED

FROM JOHN S. PHIPPS, ET UX

TO J. STEWART BRONAUGH, ET UX

91612

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of JUL A.D. 1960 at 2:17 o'clock P.M.
Noted in Book 4260 Page 221
Recorded in Book
Recording Fee 1.20
JAMES P. WILSON, Register
By

DOCUMENTARY

Do Not Publish

PG 225