K 3103

APPROVED AS TO LEGALITY ON

THIS 3 DAY OF Aug 1960

BY William J. Thompson

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

---TEN AND NO/100--- DOLLARS

Cash paid by Powell W. Phillips and Wife, Lizzie B. Phillips, and other good and valuable considerations, the receipt of which are hereby acknowledged,

I, Sue Craig Stamps

have bargained and sold, and by these presents do transfer and convey unto the said Powell W. Phillips and Wife, Lizzie B. 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 the west part of Lot No. 7, Subdivision of the Baxter 110 Acre Tract, not of record and described as follows:

Beginning at a point in the north margin of Baxter Avenue at the southwest corner of Lot No. 7; thence with the north margin of Baxter Avenue eastwardly 218.09 feet, more or less to a point; thence northwardly 464 feet more or less to a point in a deadline; thence westwardly 204.4 feet more or less to the northwest corner of Lot 7; thence southwardly and with the line between Lots 6 and 7, 468.8 feet more of less to the point of beginning, being 2.25 acres more or less.

Being property devised to Sue Craig Stamps, as devisee under the Will of Kate B. Hutcheson, of record in Will Book 66, Page 367, County Court Clerk's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Powell W. Phillips and Wife, Lizzie B. Phillips their heirs and assigns, forever.

And I do covenant with the said Powell W. Phillips and Wife, Lizzie B. Phillips that I am 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 pro-rated and Purchaser will pay when due.

And I, Sue Craig Stamps do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Powell W. Phillips and Wife, Lizzie B. Phillips, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 2nd. day of August, 1960

Sue Craig Stamps

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