K 3128

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - $10.00 - - - - - - - - - - - - - - - - -

- Ten and no/100 - - - - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by Marvin H. Hill and wife, Iola D. Hill, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictive covenants contained in instrument of record in Book 2992, page 53, and Book 2998, page 231, Register's Office for Davidson County,

We, John S. Phipps and wife, Martha M. Phipps

_____ have bargained and sold, and by these presents do transfer and convey unto the said Marvin H. Hill and wife, Iola D. Hill

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. 85 of Hermitage Hills, of record in Book 2900, pages 48 and 49, Register's Office for said County.
Said Lot No. 85 fronts 80.0 feet on the southerly margin of Bonnacroft Drive and extends back between lines measuring 174.6 feet on the westerly side and 127.9 feet on the easterly side, to a dead line in the rear on which it measures 120.0 feet.
Being the same property conveyed to John S. Phipps and wife, Martha M. Phipps by deed from Miller Kimbrough, Trustee, of record in Book 3030, page 13, 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 Marvin H. Hill and wife, Iola D. Hill
their heirs and assigns, forever.

And we do covenant with the said Marvin H. Hill and wife, Iola D. Hill
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.

And we, John S. Phipps and wife, Martha M. Phipps
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin H. Hill and wife, Iola D. Hill
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22nd day of August, 1960

John S. Phipps

John S. Phipps

Martha M. Phipps

Martha M. Phipps

G 93