K 3136

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- **DOLLARS**

Cash in hand paid by William C. Snow, Jr. and wife, Ernestine T. Snow, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

John D. Phillips and wife, Melba Phillips

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** William C. Snow, Jr. and wife, Ernestine T. Snow

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. 72 on the Plan of Oak Hill Valley, of record in Book 1835, page 15, Register's Office for said County, as follows:

BEGINNING in the south margin of Van Leer Drive at the corner of Lots 71 and 72; thence east with said Drive, 288.23 feet to a point; thence around a curve in a southeasterly direction 44.32 feet to a point in the westerly margin of Dustin Lane; thence southerly with said Lane, 226.40 feet to the corner of Lots 63 and 72; thence with the dividing line between said lots, westerly 268.59 feet to the corner of Lots 71 and 72; thence north with the line between said lots, 225 feet to the beginning.

Being the same property conveyed to John D. Phillips and wife, Melba Phillips by deed from Milton Bracey and wife, of record in Book 2135, page 318, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 931, page 53, in Book 1788, page 186, and amendment in Book 1809, page 539, Register's Office for Davidson County, Tennessee, and the recorded plan which shows a 75 foot set-back line from Van Leer Drive, a 40 foot set-back line from Dustin Lane, a 10 foot easement for public utilities across the rear of the lot, and a ditch across the lot from north to south.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Snow, Jr. and wife, Ernestine T. Snow their **heirs and assigns, forever.**

And we **do covenant with the said** William C. Snow, Jr. and wife, Ernestine T. Snow **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 D. Phillips and wife, Melba 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** William C. Snow, Jr. and wife, Ernestine T. Snow, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 21st **day of** October, 19 60

_____ John D. Phillips

_____ Melba Phillips

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