BK 3163

L-5137 8500

WARRANTY DEED

FROM 16712

A. J. Davis et ux

TO

Archie T. Phillips, Jr. et ux

HOME FEDERAL SAVINGS & LOAN ASSOCIATION

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of Dec. A.D. 1960 at 12:39 o'clock M.
Noted in Book 97 Page 20
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Title Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

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

----------Ten and No/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations.

We, A. J. Davis and wife, Vadith Davis,

have bargained and sold, and by these presents do transfer and convey unto the said Archie T. Phillips, Jr. and wife, Lattie J. Phillips

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

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the plan of the Kemp Lands, not of record, described according to a survey made by John Setters, as follows:

Beginning on the southerly margin of Taz Hyde Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots south 16 degrees west 1016 feet; thence north 11½ degrees west ____; thence north 82½ degrees west 215 feet; thence north 82 degrees west 297 fee; thence north 82 degrees west 283 feet; thence north 12 degrees west 297 feet; thence north 3 degrees west 330 feet; thence north 5 degrees west 100 feet; thence north 3 degrees west 475 feet to the southerly margin of said road; thence with said road south 69½ degrees east 312 feet; thence south 68 degrees east 474 feet; thence south 58 degrees east 554 feet to the beginning, containing 28.2 acres, more or less.

Including but excluding from the above property the following two tracts of land, viz:

TRACT 1: Beginning at the margin of the Old Taz Hyde Road now known as the New Sulphur Creek Road, and the northeast corner of the land conveyed to T. B. I. Raymer and wife, Opal Raymer, by deed from Jim Henderson and wife, of record in Book 1582, page 600, Register's Office for said County, and being the southeast corner of the land formerly conveyed by Jim Henderson and wife, to Mrs. Susie Blunkall Henderson, of record in Book 1422, page 277, said Register's Office; thence in a westerly direction and with the said Susie Blunkall Henderson line, 322 feet to an iron pin on the side of the hill; thence in a southerly direction 276 feet to an elm tree and being the southwest corner of the Raymer land; thence in an easterly direction 295 feet to the margin of said New Sulphur Creek Road; thence in a northerly direction and with the westerly margin of said New Sulphur Creek Road, 340 feet to the point of beginning.

TRACT 2: Beginning at a stake in the southerly margin of the Taz Hyde Road opposite a ravine 800 feet from the northeast corner of a tract of land conveyed to Jim Henderson, et ux by Eugene B. Kemp, et ux, as of record in Book 1389, page 385, Register's Office for said County, and being a part of said tract; thence south

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