K 3166

$2750

TENNESSEE TITLE COMPANY

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

TEN & NO/100 ---------- DOLLARS

cash in hand paid by JAMES B. PHILLIPS AND WIFE, MERRION LITTLE PHILLIPS, ----

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

ALBERT W. CONNELL AND WIFE, MARIAN P. CONNELL, ----

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 78 on the Plan of Section II, Bonnie Brae, of record in Book 2330, page 123, Register's Office for said County, described as follows:

BEGINNING at a point in the southeasterly margin of Nesbitt Drive at the common corner of Lots Nos. 78 and 79; thence with the line between said two lots southeastwardly 228 feet to a point, the common rear corner of said two lots; thence south 63° 5' west 246.36 feet to a concrete monument in the easterly margin of Redbud Drive; thence along said margin of said Drive northwardly 160 feet to a concrete monument at the beginning of a curve to the right; thence around said curve, having a radius of 25 feet, 36.47 feet to a concrete monument in the southeasterly margin of Nesbitt Drive; thence with said margin of said Drive northeastwardly, in passing, a concrete monument at 46.51 feet, in all, 179.2 feet to the point of beginning.

Being the same property conveyed to Albert W. Connell and wife, Marian P. Connell, by deed from C. B. Buchanan and wife, Bessie M. Buchanan, of record in Book 2745, page 463, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of January, 19 61.

Albert W. Connell

Marian P. Connell

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, W. H. Landis, a Notary Public in and for said County and State, the within named Albert W. Connell and wife, Marian P. Connell,

the [illegible], 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 Madison, Tennessee, this 3rd day of January, 19 61.

My Commission Expires May 10, 1962

W. H. Landis
Notary Public.

Warranty Deed

From
ALBERT W. CONNELL et ux

To
JAMES B. PHILLIPS et ux

20175

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 4 day of JAN A.D. 1961 at 12:45 o'clock P.M.
Note in Book 3166 Page 349
Recorded in Book
Fee
Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office

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