THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Five Hundred and no/100- -($8,500.00) DOLLARS cash in hand to it paid by Robert Lee Phipps and wife, Grace Hicks Phipps, the receipt of which is hereby acknowledged,

Wescon Construction Company, a Tennessee Corporation,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Robert Lee Phipps and wife, Grace Hicks Phipps,

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. 9 on the Plan of McCarn Subdivision, as of record in book 2854, page 121, and amended by instrument of record in book 3166, page 481, Register's Office for said County.

Said lot No. 9 fronts 50 feet on the southerly side of Waters Avenue and extends back 150.65 feet on the easterly line and 150.58 feet on the westerly line to a dead line, measuring 50 feet thereon.

Being part of the real property conveyed to Wescon Construction Company, a Tennessee corporation, by two deeds, one from James Lowery and wife, dated August 1, 1960, filed August 2, 1960, and recorded in book 3102, page 415, and the other from J. Haskell Tidman, Trustee, et al, dated August 1, 1960, filed August 2, 1960, and recorded in book 3102, page 441, 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 Robert Lee Phipps and wife, Grace Hicks Phipps, their heirs and assigns, forever.

And it does ~~we~~ covenant with the said Robert Lee Phipps and wife, Grace Hicks Phipps, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Wescon Construction Company, a Tennessee corporation, does ~~do~~ further covenant and bind itself, its successors and assigns, ~~heirs and representatives~~ to warrant and forever defend the title to the said land to the said Robert Lee Phipps and wife, Grace Hicks Phipps, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness ~~hand~~ this 23rd day of January, 1961.

WESCON CONSTRUCTION COMPANY

By: William M. Wessely
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, __________, a Notary Public in and for said County and State, the within named __________

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of ________, 19___

Commission expires ________

Notary Public