BK 3179

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of

Ten and No/100- DOLLARS ($ 10.00),

cash in hand paid by Julia Mai Riley, the receipt of which is hereby acknowledge, and other good and valuable considerations, I, Mary Phillips, a widow, and being sole owner in fee simple title by survivorship

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Julia Mai Riley

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 2 on the map of Narcissis Smith's subdivision of Lot No. 176 of the McNairy Mansion House tract, not of record, said McNairy Mansion House tract being of record on the front fly leaft of Book 9 of the Register's Office for said County and described as follows:

Beginning on the north margin of Jackson Street and running northwesterly with the westerly margin of an alley 168 feet; thence westerly parallel with Jackson Street, 50 feet; thence southwardly 168 feet to Jackson Street; thence eastwardly with the North margin of Jackson Street 50 feet to the point of beginning.

Being the same property conveyed to Mary Phillips and son, William Phillips or survivor by deed from Gunnar Carlander of Record in Book 1273, page 312, and Book 1273, page 338, R.O.D.C. Tennessee.

Said William Phillips died March 15, 1956.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. except taxes

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 11th day of January, 1961

Witness to mark

Mary (her) Phillips mark

Kathleen Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Phillips

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of January, 1961

My commission expires: My Commission Expires August 21, 1962

Notary Public

25 23658

WARRANTY DEED

From Mary Phillips

To Julia Mai Riley

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day
of Jan A.D. 1961
at 11:45 o'clock A M
Noted in Book 2 Page 337
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

COMPA... title" ...SSEE

PG 337