K 3180

For and in consideration of the sum of TEN and no/100----------
($10.00)---------- DOLLARS
And other good and valuable considerations the receipt of which is hereby acknowledged, we John S. Phipps and wife, Martha M. Phipps

have bargained and sold, and by these presents do transfer and convey unto Wallace Hall, Jr. and wife, Theresa S. Hall

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. 344 on the Plan of Hillwood Estates, Section 12, as of record in book 2663, page 109, Register's Office for said County, described as follows:

Beginning on the southerly margin of Olive Branch Drive at the corner of lots Nos. 343 and 344; thence with the line between said two lots southwardly 180 feet; thence south 71° 25' west 98.6 feet; thence north 41° 35' west 118.7 feet to the corner of lots Nos. 344 and 345; thence with the line between said two lots northwardly 200 feet to the southerly margin of said Olive Branch Drive; thence with same eastwardly 180 feet to the beginning.

Being part of the property conveyed to John S. Phipps and wife, Martha M. Phipps by deed from H. G. Hill Realty Company as of record in Book 2924, page 73 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 John S. Phipps and wife Martha M. Phipps, their heirs and assigns, forever.

And we do covenant with the said Wallace Hall, Jr. and wife Theresa S. Hall 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.
Except 1961 taxes which are prorated and will be paid by seller.

And John S. Phipps and wife, Martha M. Phipps do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Wallace Hall, Jr. and wife, Theresa S. Hall their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7 day of January, 1961

John S. Phipps

Martha M. Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. B. Neil, Jr., a Notary Public in and for said County and State, the within named John S. Phipps and wife Martha M. Phipps

the bargainors, 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 office, this 7th day of January, 1961

Commission expires 7-25-62

A. B. Neil
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of FEB A.D. 1961 at 2 o'clock P.M.
Noted in Book 25 Page 81
Recorded in Book 2663 Page 109
Recording Fee 2.00
JAMES P. WILSON, Register
By [illegible] D.C.

REGISTER'S OFFICE

25057

WARRANTY DEED

FROM

JOHN S. PHIPPS, et ux

TO

WALLACE HALL, JR. et ux

G 466