For and in consideration of the sum of ---------- $14,850.00 ----------
---------- FOURTEEN THOUSAND EIGHT HUNDRED FIFTY AND NO/100 ---- DOLLARS
Cash in hand paid, 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 the said H. Loren Tenney and wife, Kay F. Tenney, 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. 357 on the Plan of Hermitage Hills, Section 3, of record in Book 2900, page 97, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 357 fronts 80.0 feet on the northerly margin of Bonnacreek Drive and extends back between lines, measuring 150.0 feet on the westerly side and 161.4 feet on the easterly side to a dead line in the rear, on which it measures 83.2 feet.

Being the same property conveyed to John S. Phipps and wife, Martha M. Phipps, by deed from Miller Kimbrough, Trustee, of record in Book 3103, page 149, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. Loren Tenney and wife, Kay F. Tenney, their heirs and assigns, forever.

And we do covenant with the said H. Loren Tenney and wife, Kay F. Tenney 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.

And We, 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 H. Loren Tenney and wife, Kay F. Tenney, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of March, 19 61

John S. Phipps
Martha M. Phipps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John S. Phipps and wife, Martha M. Phipps

the bargainor s 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 17th day of March, 19 61

Commission expires FEB. 4, 1964

[illegible]
Notary Public

WARRANTY DEED

FROM John S. Phipps et ux

30569

TO H. Loren Tenney et ux

KIRKWOOD-WILLIAMS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received this 17 day of MAR A.D. 1961
at 1:01 o'clock P M
Noted in Book 2812 Page 212
Recorded in Book [illegible] Page [illegible]
Recording Fee [illegible]
JAMES P. WILSON, Register
By [illegible] D.C.

