K 3217

WARRANTY DEED 3-7841 — NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100***** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RANDALL PHILLIPS

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

CHESTER B. ATKINS, ***

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 part of Lot No. 2 on the Map showing the tract on McGavock Pike, formerly Maxey Avenue, conveyed by Lizzie Munly to S[illegible] E. Quinn, not of record, and described as follows:
Beginning at a point in the south margin of McGavock Pike, 263.6 feet west of the intersection of said Pike with the west margin of French Avenue, formerly McKinney Avenue; thence south 3-3/4 degrees west [illegible] feet; thence north 83½ degrees west 50 feet; thence north 3-3/4 degrees east 200 feet to the south margin of McGavock Pike; thence with said Pike, south 83½ degrees east 50 feet to the beginning.
Being the same property conveyed to Randall Phillips, by deed of [illegible] W. Jones and wife, Izetta C. Jones, of record in Book [illegible], page 145, Register's Office for said County.

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.

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 31st day of March, 1961

Randall Phillips
Louise S. Phillips

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Myra Dixie Griffin, a Notary Public in and for the State and County aforesaid, personally appeared the within named Randall Phillips

the bargainor(s), 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 Nashville, Tennessee, this, the 31st day of March 1961

Myra Dixie Griffin
Notary Public

My commission expires: May 5, 1963

31 32641

WARRANTY DEED

From Randall Phillips
Louise Phillips

To Chester B Atkins

1:25 P.M. Mar 31 1961

[illegible] Tenn.

[illegible] TITLE COMPANY
[illegible]uaranteed Title"
NASHVILLE, TENNESSEE

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