K 3222

WARRANTY DEED | ATTORNEYS TITLE COMPANY

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate by the entireties

We, Albert H. Phillips and wife, Elizabeth G. Phillips

have bargained and sold, and by these presents do hereby transfer and convey unto Miller Kimbrough, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in Book 1130, page 87, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Belle Meade Boulevard at the corner of Lots Nos. 30 and 31; thence with the line between said two lots, southeastwardly 300 feet to the northwest corner of Lot No. 29; thence with theline between Lots 29 and 31, eastwardly 115.4 feet to the westerly line of Lot No. 37; thence with said line northwardly 130 feet to the common corner of Lots Nos. 31 and 32, northwesterly 340 feet to the southeasterly margin of Belle Meade Boulevard; thence with said Boulevard, southwestwardly 200 feet to the beginning.

Being the same property conveyed to Albert H. Phillips by deed from Helen May Brown, of record in Book 3158, page 247, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Miller Kimbrough, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Albert H. Phillips and wife, Elizabeth G. Phillips do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Miller Kimbrough, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Miller Kimbrough, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto

Albert H. Phillips and wife, Elizabeth G. Phillips,

their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Albert H. Phillips and wife, Elizabeth G. Phillips, their heirs and assigns, forever.

And I do covenant with the said Albert H. Phillips and wife, Elizabeth G. Phillips that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Miller Kimbrough, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Albert H. Phillips and wife, Elizabeth G. Phillips, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of May, 1961.

Albert H. Phillips

Elizabeth G. Phillips

Miller Kimbrough, Trustee.

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