K 3222

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100----------DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ota J. Phillips and and husband, J. B. Phillips,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charles W. French and wife, Louise French

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 290 on the Map of Charlotte Park, Section Ten, as of record in Book 2200, page 78, Register's Office for said County, described as follows:

Said Lot No. 290 fronts 81.0 feet on the southeasterly side of Capri Drive, and extends back 140.0 feet on the northeasterly line and 147.7 feet on the southwesterly line, to a line in the rear on which it measures 41.0 feet.

Being the same real property conveyed to Ota J. Phillips by deed from Consolidated Developments, Inc., dated May 19, 1960, filed May 27, 1960, and recorded in Book 3072, page 630, 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 said Charles W. French and wife, Louise French their heirs and assigns, forever.

And we do covenant with the said Charles W. French and wife, Louise French that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unincumbered.

And we, Ota J. Phillips and husband, J. B. 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 Charles W. French and wife, Louise French, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8 day of ~~April~~ May 1961

X J B Phillips

X Ota J Phillips

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