BK 3255

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,

WILLIAM P. EUBANK, JR., and wife, ALMA G. EUBANK,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BOBBY L. PHILLIPS and wife, PEGGY L. PHILLIPS,

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:

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of a Subdivision of a part of the King Property, as shown on the survey prepared by H. B. Fowlkes in October, 1946, not of record, and described as follows:

Beginning at a point in the easterly margin of the Nolensville Pike 50 feet north of the property of Douglas Allen, at the common corner of Lots Nos. 1 and 2 of said plan; thence with the line between said lots, easterly 739 feet, more or less, to a point; thence North 44 degrees 08' West 150.2 feet to the common easterly corner of Lots Nos. 2 and 3; thence with the line between said lots, westerly 739 feet to the easterly margin of the Nolensville Pike; thence with the margin of the same, South 40 degrees 03' East, 150 feet to the point of beginning, containing 2.55 acres.

Being the same property conveyed to William P. Eubank, Jr. and wife, Alma G. Eubank, by deed from Bracy L. Ray and wife, of record in Book 1757, page 197, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 1757, page 197, 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 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, except for 1961 taxes, which have been prorated and assumed by the grantees.

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.

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 4th day of August, 19 61

William P. Eubank

Alma G. Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, T. Willard Oliphant, a Notary Public in and for the State and County aforesaid, personally appeared the within named William P. Eubank, Jr. and wife, Alma G. Eubank,

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 Nashville, Tennessee, this, the 4th day of August, 19 61

T. Willard Oliphant
Notary Public

My commission expires: August 11, 1964.

L-5545

WARRANTY DEED

From
WILLIAM P. EUBANK, JR., and wi
ALMA G. EUBANK 52612

To
BOBBY L. PHILLIPS AND WIFE,
PEGGY L. PHILLIPS

Home Federal Savings & Loan Assn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Filed for record 8 day
AUG A.D. 1961
11:55 o'clock A M.
Recorded in Book 4273 Page 230
Recording Fee $2.00
JAMES P. WILSON, Registrar

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

PG 375