For and in consideration of the sum of $ - - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Lewis E. Loftis and wife, Marie B. Loftis, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 3223, page 595, Register's Office for Davidson County, Tennessee.

We, John S. Phipps and wife, Martha M. Phipps
have bargained and sold, and by these presents do transfer and convey unto the said
Lewis E. Loftis and wife, Marie B. Loftis
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. 400 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County.
Said Lot No. 400 fronts 176.8 feet on the easterly side of Post Road and runs back 239.5 feet on the northerly line and 240.25 feet on the southerly line, to the westerly right-of-way line of the N. C. & St. L. Railroad, measuring 158 feet thereon. Being the same property conveyed to John S. Phipps, by deed from H. G. Hill Realty Company, a Tennessee Corporation, of record in Book 3223, page 595, 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 said Lewis E. Loftis and wife, Marie B. Loftis
their heirs and assigns, forever.
And we do covenant with the said Lewis E. Loftis and wife, Marie B. Loftis
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, with exception of 1961 taxes which are prorated and assumed by Grantees herein.
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 Lewis E. Loftis and wife, Marie B. Loftis
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21st day of September, 1961

John S. Phipps

Martha M. Phipps

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Phillip E. Cole, a Notary Public of said County and State, the within named John S. Phipps and wife, Martha M. Phipps

the bargainors, 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 21st day of September, 1961

Commission expires April 26, 1965

Notary Public

File: Mid-South Mortgage Corporation

Warranty Deed

FROM
John S. Phipps, et ux

TO
Lewis E. Loftis, et ux.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 25th day of SEP A.D. 1961
at 12:22 o'clock P.M.
and duly recorded in Book 3281 Page 547
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.