K 3372

For and in consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable considerations the receipt of all of which is hereby acknowledged, we John S. Phipps and wife, Martha M. Phipps have bargained and sold, and by these presents do transfer and convey unto the said William James Otto and wife Norma B. Otto, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the plan of Hermitage Hills, Section 1, as of record in book 2900, pages 48 and 49, Register's Office for said County.

Said Lot No. 86 fronts 74 feet on the southerly side of Bonnacroft Drive and extends back 174.6 feet on the easterly line and 163.7 feet on the westerly line, to a dead line, which is a broken line, measuring 117.3 feet thereon.

Being part of the real property conveyed to John S. Phipps and wife, Martha M. Phipps, by deed from Miller Kimbrough, Trustee, dated February 16, 1960, filed February 24, 1960, and recorded in book 3030, page 13, 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 William James Otto and wife Norma B. Otto, their heirs and assigns, forever.

And we do covenant with the said William James Otto and wife Norma B. Otto 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, except restrictions of record and 1962 taxes which are pro rated and assumed by the grantees.

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 William James Otto and wife Norma B. Otto their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 17th day of April, 1962, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [redacted] Phillip E. Cole a Notary Public in and for said County and State, John S. Phipps and wife Martha M. Phipps

the within named 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 17th day of April, 19 62

Phillip E. Cole Notary Public

Return to GUAR. TITLE

WARRANTY DEED
FROM 95104
JOHN S. PHIPPS, ET UX
TO
WILLIAM JAMES OTTO, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day of APR A.D. 1962 at 8:13 o'clock A.M.
Noted in Book 101 Page 259
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES D. WILSON, Register
By ___ Deputy Reg.

Compliments of
Guaranty Title Company