K 3401

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100- DOLLARS ($ 10.00),

cash in hand paid by David T. Phillips and wife, Anna B. Phillips, and other good and valuable considerations the receipt of which is hereby acknowledged, and as a further part of the consideration the grantees herein named assumes and agrees to pay the unpaid balance now owing on one certain Note secured by a Deed of Trust of record in Book 2920, page 383, and assigned to the Mutual Life Insurance Company of New York by instrument of record in Book 2940, page 261, Register's Office for Davidson County, Tennessee,

we, Morgan Beasley Thompson and wife, Reba Gentry Thompson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

David T. Phillips and wife, Anna B. 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:

Being Lot No. 49 on the Plan of Section II, Sutherland Heights, of record in Book 2663, page 58, Register's Office for said County.

Said Lot No. 49 fronts 133.84 feet on the easterly side of Western Hills Drive and runs back between lines 313.2 feet on the northerly line and 361 feet on the southerly line to a dead line in the rear on which it measures 114.8 feet.

Being the same property conveyed to Morgan Beasley Thompson and wife, Reba Gentry Thompson, by deed from Claude G. Sweeney, Sr. and wife, Mary J. Sweeney, of record in Book 3165, page 631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants of record in Book 2745, page 403, and Book 2795, page 97, Register's Office for Davidson County, Tennessee.

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.

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 whomsoever.
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 16 day of June, 1962

Morgan Beasley Thompson

Reba Gentry Thompson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, George Sharpe, a Notary Public in and for the State and County aforesaid, personally appeared the within named Morgan Beasley Thompson and wife Reba Gentry Thompson 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 Davidson, Tennessee, this, the 16 day of June, 1962

George Sharpe
Notary Public

My commission expires: 3-29-65

PG 281