K 3436

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

----------Ten and No/100---------- DOLLARS

cash in hand paid by Joe L. Bruner andwife, Audrey May Bruner, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Robert Shealah Phillips and wife, Marie C. Phillips,

have bargained and sold, and by these presents do transfer and convey unto the said Joe L. Bruner and wife, Audrey May Bruner, 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 11th Civil District of Davidson County, Tennessee, and being known as Lot No. 14 on the unrecorded Map known as Rainbow Terrace Subdivision, Section IV, at Madison, Tennessee, described as follows:

Beginning at a point in the east margin of Hillcrest Drive at the corner of Lots Nos. 14 and15; thence with the line between said lots easterly 381.4 feet to a point; thence southerly 145.4 feet to the north margin of Cheryl Avenue; thence with the margin of the same, westerly 349.8 feet to the beginning of a curve; thence around said curve, northwesterly 38.5 feet to the easterly margin of Hillcrest Drive; thence with the margin of the same northerly 110 feet to the point of beginning.

Being the same property conveyed to Robert Shealah Phillips and wife, Marie C. Phillips, by deed from A. J. Coleman and wife, of record in Book 2240, page 573, 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 Joe L. Bruner and wife, Audrey May Bruner, their heirs and assigns, forever.

And we do covenant with the said Joe L. Bruner and wife, Audrey May Bruner 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 as hereinbefore stated and taxes for 1962, which have been pro-rated and assumed by the purchasers.

And we, Robert Shealah Phillips and wife, Marie C. 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 Joe L. Bruner and wife, Audrey May Bruner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 3rd day of ~~September~~ October, 1962

Robert Shealah Phillips
Robert Shealah Phillips

Marie C. Phillips
Marie C. Phillips

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