K 3460

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by CHESTER BURTON CRAUS AND WIFE, REBA C. CRAUS

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, OLIS CARNEY PHILLIPS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the south part of Lot No. 9 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County, described as follows:
BEGINNING at a point in the westerly margin of Snowden Road, 75 feet south of the common corner of Lots 8 and 9; thence westerly 162.6 feet more or less to a point in the easterly line of the land belonging to Jack Clay, being 75 feet south of the common corner of Lots 8 and 9, thence southerly along the easterly margin of the Clay Land, and along the westerly line of Lot No. 9, 74.5 feet more or less to the north line of the Glendale Car Line right of way which is now abandoned; thence with the margin of said right of way, easterly 121.8 feet to a point, the beginning of a curve; thence around said curve, in a northeasterly direction 55.2 feet to a poi in the westerly margin of Snowden Road; thence with the margin of the same, northerly 35 feet to the point of beginning.
Being the sameproperty conveyed to Olis Carney Phillips, by deed from S. H. Curtis and wife, as of record in Book 2481, page 473, and by deed from Hugh James Phillips, Jr. in Book 2489, page 389 both in 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 31st day of October 19 62.

Olis Carney Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, John C. Jeffords, Jr. a Notary Public in and for said County and State, the within named Olis Carney Phillips

the bargainor, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 19 62.

Commission expires March 22, 1965

Notary Public.

TENNESSEE TITLE COMPANY

31 80174

Warranty Deed

From

OLIS CARNEY PHILLIPS

To

CHESTER BURTON CRAUS AND WIFE, REBA C. CRAUS

Property Address

Deed Tax

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Nov. 1 19 62 at 11:15 A.M.
Recorded in Book 4173 Page 441
Register

TENNESSEE TITLE COMPANY

PG 441