BK 3464

For and in consideration of the sum of Ten ($10.00) DOLLARS and other good and valuable considerations, the receipt of all ofwhich is hereby acknowledged, we, Myrtle Phipps and John S. Phipps, being the widow and only heir at law respectively of John D. Phipps, deceased

have bargained and sold, and by these presents do transfer and convey unto the said William V. Lashlee and wife, Yvonne W. Lashlee 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. 240 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, page 95, Register's Office for said County.

Said Lot No. 240 fronts 211.53 feet on the easterly side of Starlit Road and extends back 220.75 feet on the easterly line and 290.2 feet on the westerly line to a dead line measuring 182.6 feet thereon.

Being the same property conveyed to John S. Phipps and the heirs at law of John D. Phipps, Deceased, by deed from H. G. Hill Realty Company, of record in Book 2544, page 607, Register's Office for said County.

Martha M. Phipps, the wife of John S. Phipps, joins in this deed for the purpose of conveying to the grantors herein any interest which she may have in said property.

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 V. Lashlee and wife Yvonne W. Lashlee their heirs and assigns, forever.

And we do covenant with the said William V. Lashlee and wife Yvonne W. Lashlee 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 taxes for 1962 which are pro rated and restrictions of record.

And we Myrtle Phipps and John S. 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 V. Lashlee and wife Yvonne W. Lashlee, their heirs and assigns against the lawful claims of all persons, whom ever.

Witness our hands this 21 day of November 19 62, 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, A. B. Neil, Jr., a Notary Public in and for said County and State, Myrtle Phipps, John S. Phipps and 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 21 day of November 1962. A. B. Neil, Jr. Notary Public

Commission expires 7-25-66

Return to:

WARRANTY DEED
FROM 35103
JOHN S. PHIPPS, ET AL
TO
WILLIAM V. LASHLEE, ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 30 day of NOV A.D. 1962 at 2:24 o'clock P.M.
Noted in Book 1603 Page 282
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.50
Harry Hilton, Register
By [illegible] D.C.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 367