K 3534

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by Roy E. Phillips and wife, Ruth Spain Phillips

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ANDREW EWING, TRUSTEE, pursuant to the power and authority vested in me by deed of record in Book 3375, page 108, Register's Office, Davidson County, Tennessee, 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 Lot No. 260 on the Plan of Section I, Bordeaux Gardens, of record in Book 3300, page 91, Register's Office for said County.

Beginning at a point in the westerly margin of Panorama Drive at the corner of Lots 260 and 261; thence with the line between said lots, southwesterly 113.76 feet to a corner of Lot No. 259; thence with the line between Lots 259 and 260, southeasterly 110 feet to the northerly margin of Snell Boulevard; thence with the margin of the same, easterly 88.76 feet to the beginning of a curve; thence around said curve, northerly 39.27 feet to the margin of Panorama Drive; thence with the margin of the same, northerly 85 feet to the point of beginning.

Being part of the property that was conveyed to ANDREW EWING, TRUSTEE, aforesaid, by deed from E. D. Chappell and wife, of record in Book 3375, page 108, said Register's Office.

Said property is conveyed subject to restrictive covenants of record in Book 3465, page 403, said Register's Office, and to easements, set-back lines and other provisions of the Plan of record in Book 3300, page 91, said Register's Office, to which reference is here made.

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. Trustee for T. Ewing Trustee, as authorized to do but not otherwise

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 15th day of January, 19 63

Andrew Ewing, Trustee
Andrew Ewing, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 14.44
PROBATE .50
TOTAL $ 14.94

Personally appeared before me, Betty Poage APR 23 1963, a Notary Public in and for said County and State, the within named Andrew Ewing, Trustee

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON CO., TENN.

the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 19 63

Commission expires October 26, 1963

Betty Poage
Betty Poage Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 23 day of APR A.D. 1963 at 2:30 o'clock P.M. and Noted in Book 4121 Page 211
Recording Fee $2.00
R. E. Worrall, Register
By D. D. Deputy

Warranty Deed
1 15 63 From 59019
ANDREW EWING, TRUSTEE
To
Roy E. Phillips and wife,
Ruth Spain Phillips
($9,625.00)

G 638