BK 3578

TENNESSEE TITLE COMPANY

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

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

cash in hand paid by Thomas Cole Busby and wife, Marjorie J. Busby

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Joseph W. Phillips and wife, Thelma 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 east 20 feet of Lot No. 3 and the west 40 feet of Lot No. 4 of Block A on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said parts of said lots front 60 feet on the north side of Neelys Bend Road and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Joseph W. Phillips and wife, Thelma Phillips, by deed from W. D. Ayers and wife, of record in Book 1309, page 56, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1120, page 521; and to the easements and limitations shown on the Map of Record in Book 974, page 69, 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 18th day of July, 19 63

Thelma Phillips

Joseph W. Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Betty S. Spurlock, a Notary Public in and for said County and State, the within named Joseph W. Phillips and wife, Thelma Phillips

the 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 18th day of July, 19 63

Commission expires October 30, 1965

Betty S. Spurlock
Notary Public.

STATE TAX $ 1.65
PROBATE
TOTAL $ 7.65
JUL 24 1963
R. E. WEHBA
DAVIDSON COUNTY CLERK

TENNESSEE TITLE COMPANY

18 75173

Warranty Deed

FROM Joseph W. Phillips ux

To Thomas C. Busby ux

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY

Received for record this 23 day of JUL A.D. 1963 at 2:00 o'clock P M.
Noted in Book 106 Page 29
Recorded in Book Page
Recording Fee $ 2.40

Register, By Deputy Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

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