78201

WARRANTY DEED

FROM

Andrew Ewing, Trustee

TO

Joe Madison Phillips, Jr. and wife, Effie Lorene Phillips

REGISTER'S OFFICE
TENNESSEE
COUNTY
Received for record ... day
AUG A.D.
2:27 o'clock ... Book 106 Page 766
Recorded in Book ... Page
Recording Fee $2.00
... Register
By ... Deputy Reg.

Attorneys TITLE COMPANY, INC.

[redacted]

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 6D 78408

SEND TAX NOTICES TO:

ADDRESS:

For and in Consideration of the sum of Ten and 00/100 ($10.00) - - - - - DOLLARS

and other good and valuable considerations paid to Andrew Ewing, Trustee, in cash by Joe Madison Phillips, Jr. and wife, Effie Lorene Phillips, the receipt of which is hereby acknowledged, I, the said Andrew Ewing, Trustee, acting pursuant to the powers as set forth in a certain deed of record in Book 2862, page 574, and in that instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee, to which reference is made for the powers therein conferred upon me,

have bargained and sold, and by these presents do transfer and convey unto the said Joe Madison Phillips, Jr. and wife, Effie Lorene Phillips, 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. 25 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 59, Register's Office for said County.

Said Lot No. 25 begins at a point in the northerly margin of Milner Drive between Lots Nos. 24 and 25 and extends thence northerly with the line between said lots 22.7 feet to a point the common rear corner of Lots Nos. 24, 25 and 26; thence with the line between Lots 25 and 26 westerly 121.9 feet to a point in the easterly margin of Overcrest Drive; thence with said margin of Overcrest Drive southerly 88.5 feet to a point the beginning of a curve with a radius of 25 feet; thence around said curve 36.70 feet to a point in the northerly margin of Milner Drive; thence with said margin of Milner Drive 87.57 feet to the point of beginning.

Being part of the same property conveyed to Andrew Ewing, Trustee by instrument of record in Book 3164, page 75, Register's Office for Davidson County, Tennessee.

Said conveyance is expressly subject to the following:

1. Restrictive Covenants contained in instrument of record in Book 2929, page 117, as amended in Book 2997, page 93, said Register's Office.

2. The Plan of record in Book 2900, page 59, said Register's Office, shows an Owner's Certificate, a 40-foot minimum building setback line from Milner Drive and Overcrest Drive.

3. A 5-foot easement for underground telephone cable and wires along easterly line.