K 3618

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of One Thousand and No/100 -- - - - - - - - - - ($1000.00)- - - - - - - - - - - - - DOLLARS by Cash in hand paid/Robert Phillips and wife, Elizabeth Phillips, the receipt of all of which is by me acknowledged,

I, Robert M. Jones, an unmarried man have bargained and sold, and by these presents do transfer and convey unto the said Robert Phillips and wife, Elizabeth Phillips his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Map of the Subdivision of the Wesley Hyde Property, as of record in Minute Book 66, page 15, Chancery Court and described according to a survey made by E.L.Miller, Jr., & Co., Engineers, dated July 24, 1963, as follows":
BEGINNING at a point in the east margin of 24th Avenue North at an iron pin which is 53 feet north from the north margin of Lacy Street; thence with the margin of said Avenue, north 1° 30' west 43 feet to an iron pin; thence north 89° 30' east along a fence, 150 feet to an iron pin; thence south 1° 30' east 43 feet to an iron pin; thence south 89° 30' westparallel to the north margin of Lacy Street, 150 feet to the peint of beginning. Being part of the property conveyed to Robert Marion Jones, by deed from W.E.Jacobs, a widower, as of record in Book 3284, page 127, 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 Robert Phillips and wife, Elizabeth Phillips their heirs and assigns, forever.

And I do covenant with the said Robert Phillips and wife, Elizabeth Phillips that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except for current taxes which are pro-rated this date and assumed by the grantees herein.

And I, Robert M. Jones do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Phillips and wife, Elizabeth Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 31st day of August, 1963

Robert M Jones

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Morris Levine, a Notary Public in and for said County and State, the within named Robert M. Jones, an unmarried man

the bargainor, 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 office, this 31st day of August, 1963

Commission expires June 1, 1966

Morris Levine
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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