BK 3674

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of

Eight Hundred Forty Four($844.80) and 80/100 DOLLARS

cash in hand to us paid, the receipt of which is hereby acknowledged, and for the further assumption of a 1st mortgage in the principal amount of $8,655.20, payable to Fidelity Federal Savings & Loan Association,

we, Joseph R. Phillips and wife, Sarah W. Phillips

have bargained and sold, and by these presents do transfer and convey unto the said A. P. Johnson Sr., and wife, Sadie Ruth Johnson

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 111 on the plan of Cumberland Gardens Subdivision, Section II, of record in Book 2854, page 92, Register's Office for said County.

Said Lot No. 111 fronts 58.8 feet on the southerly side of Jenkins Street and runs back between lines, 150 feet on the easterly side and 154.4 feet on the westerly side, to a dead line in the rear on which it measures 74.4 feet.

being the same property conveyed to Joseph R. Phillips and wife, Sarah W. Phillips by deed from Oakmont Development Company, of record in Book 2172, page 101, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. P. Johnson Sr., and wife, Sadie Ruth Johnson their heirs and assigns, forever.

And we do covenant with the said A. P. Johnson Sr., and wife, Sadie Ruth Johnson 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 as mentioned above

And we, Joseph R. Phillips and wife, Sarah W. Phillips do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said A. P. Johnson Sr., and wife, Sadie Ruth Johnson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of January, 1964

Joseph R. Phillips

Sarah W. Phillips

PG 89