WARRANTY DEED

For and in consideration of the sum of TEN AND ($10.00) *DOLLARS*

cash in hand paid by the grantees herein, Truman Carter and wife, Mable Carter, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, E. R. Phillips and Gladys Phillips, a widow, *have bargained and sold, and by these presents do transfer and convey unto the said* Truman Carter and wife, Mable Carter, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 77 on the Plan of Sec. III, Hamilton Meadows, as of record in Book 2900, page 26, Register's Office for said County.
Said Lot No. 77 fronts 107 feet on the westerly side of Cumberland Hills Drive, and extends back 377.69 feet on the southerly line and 381.57 feet on the northerly line, to a deed line in the rear, on which it measures 107 feet.
Being part of the property conveyed to E. R. Phillips, as to a 1/2 undivided interest, by deed from O. L. Carter, Trustee, as of record in Book 2300, page 87; and to Gladys Phillips, a 1/2 undivided interest by deed from Mary Phillips Thompson, as of record in Book 2635, page 83, both in said Register's Office.

This conveyance is made subject to restrictions recorded September 10, 1959, in Book 2959, page 129, 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 Truman Carter and wife, Mable Carter, their *heirs and assigns, forever.*

And we *do covenant with the said* Truman Carter and wife, Mable Carter, *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.*

And we, E. R. Phillips and Gladys Phillips, a widow, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Truman Carter and wife, Mable Carter, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 30th *day of* January, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

E. R. Phillips

Gladys Phillips

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Thomas E. Smith, *a Notary Public in and for said County and State,* E. R. Phillips and Gladys Phillips, *the within named bargainor* s, *with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 30th *day of* January, *19* 64.

Thomas E. Smith

Commission expires April 22, 1967