BK 3707

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. W24 11380
SEND TAX NOTICES TO: United Mortgagee Servicing Corp.
ADDRESS: 702 Duke Street, Norfolk 10, Virginia

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by JAMES D. CLEMMONS ET UX VENNIE L. CLEMMONS, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JOHN S. PHIPPS ET UX MARTHA M. PHIPPS hereinafter called 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:

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 75 on the Belmont Land Company's Plan of Lots Called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

SAID Part of Lot No. 75 fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

BEING the same property conveyed to John S. Phipps and wife, Martha M. Phipps, by deed from Wiley Hugh Moore and wife, Eugenia Stevens Moore, of record in Book 3670, page 285, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
1509 (No.) Elmwood Avenue (Street) Nashville (City) Tennessee (Zone) (State)

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 noted herein, 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. Wherever 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 the 3rd day of April

John S. Phipps

Martha M. Phipps

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
Apr 6 1964
STATE TAX $ 13.25
PROBATE $ .50
TOTAL $ 14.00

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named JOHN S. PHIPPS ET UX MARTHA M. PHIPPS

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 3rd day of April, 1964.

Commission expires 2-26-68

Notary Public

23063
WARRANTY DEED
FROM JOHN S. PHIPPS ET UX
TO JAMES D. CLEMMONS ET UX

Attorneys TITLE COMPANY, INC. NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6 day of APR A.D. 1964 at 12:46 o'clock P.M.
Noted in Book 1518 Page 505
Recording Fee $ 2.00
Register
Deputy Reg.

SEDDON & WILKINS, ATTORNEYS
480 JAMES ROBERTSON PARKWAY
P. O. BOX 3122
NASHVILLE, TENNESSEE 37202

FILE: ROW 1, BOX 5



PG 1