BK 3709

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

Ten and No/100---------- DOLLARS

Cash in hand paid by Knox Phillips and wife, Gladys Phillips, and other good and valuable considerations, receipt of all of which is hereby acknowledged, together with the assumption of a Deed of Trust executed by James L. Winfree et ux to Miller Kimbrough, Trustee, of record in Book 2688, page 331, R. O. D. C. Tennessee, to secure payment of a note for $11,800, with interest at the rate of 5-1/4% per annum, the present balance of which is $10,181.37.

Said deed of trust provides that if any instrument is filed imposing restrictions on sale or occupancy of the property on basis of race, color or creed, entire indebtedness may be declared due and payable.

We, Edwin B. Raskin and wife, Rebecca K. Raskin

_____ have bargained and sold, and by these presents do transfer and convey unto the said Knox Phillips and wife, Gladys Phillips

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 Lot No. 3 on the Plan of Shadybrook Subdivision, Sec. 1, of record in Book 2330, page 116, Register's Office for said County.

Said Lot No. 3 fronts 75 feet on the southerly side of Elm Hill Pike and extends back between lines measuring 399 feet on the westerly line and 368 feet on the easterly line to a dead line in the rear measuring 85 feet thereon.

Being the same property conveyed to Edwin B. Raskin by deed from James L. Winfree et ux, of record in Book 2910, page 51, said Register's Office.

[redacted]

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Knox Phillips and wife, Gladys Phillips their heirs and assigns, forever.

And we do covenant with the said Knox Phillips and wife, Gladys Phillips 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, Edwin B. Raskin and wife, Rebecca K. Raskin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Knox Phillips and wife, Gladys Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of April, 1964

Edwin B. Raskin

Rebecca K. Raskin

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