BK 3768

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin E. Phillips, et ux (NAME:)	(NAME:)	
1816 Warfield Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in consideration of the sum of Eleven Thousand Five Hundred----------
----------($11,500.00)---------- DOLLARS

I, Mary Hicks Proctor, an unmarried person

_____ have bargained and sold, and by these presents do transfer and convey unto the said Edwin E. Phillips and wife, Emma O. 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 the 7th Civil District of Davidson County, Tennessee, being part of the north 10 feet of Lot No. 65 on George W. Blair's Revised Plan of Belmont Park Place, as of record in Book 421, Pages 118 and 119, Register's Office for said County, and being shown as a 10 foot strip on the Plan of Colonial Heights, as of record in Book 1130, page 102, said Register's Office, and a part of Lots Nos. 5 and 6 on the Plan of the Subdivision of the Phoebe Nicholson Heirs' property, as of record in Minute Book "J", page 293, of the Chancery Court for said County, and being shown as Lot No. 13 in George T. Hicks' unrecorded subdivision at Lone Oak Road and Warfield Drive, and described as follows:
Beginning at a point in the northerly margin of Warfield Drive, the common corner of Lots 12 and 13 of said Hicks' Subdivision, said point being 575 feet 11 inches west of the northwest corner of said Drive and Lone Oak Road; thence westerly, with the margin of said Warfield Drive, 67 feet to the common corner of Lots 13 and 14; thence northwardly, with the line between said Lots, 105 feet to the southwest corner of Lot 15, and continuing northwardly with the line between lots 13 and 15, 110 feet to a point; thence eastwardly 67 feet to a point, the common corner of Lots 12 and 13; thence southwardly, with the line between said lots, 215 feet to the beginning.
Being the same real property conveyed to Mary Hicks Proctor by deed from William H. DeMars and wife, dated May 25, 1963, filed May 27, 1963, and recorded in Book 3569, page 519, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 1816 (House Number) Warfield Drive (Street) Nashville, Tennessee (P. O. Address: City or Town) (Postal Zone)

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 herein set out; 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 My hand this 12th day of June, 1964

Mary Hicks Proctor

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