STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the 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 _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19 ___.

_____
Notary Public

My commission expires:

41349

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 10 3 43 PM '64

NOTE BOOK 107 PAGE 487
RECORDING FEE $2.00
DEP. REG. 22

WARRANTY DEED

From E. C. Hoskins, et ux

To James K. Phillips, et ux

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

Mail to Rebel Realty Co. Madison Tenn

STATE TAX $ 24.00
PROBATE 50
TOTAL $ 24.50

JUL 10 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID JUL 10 1964

WARRANTY DEED

MADISON TITLE COMPANY

For and in consideration of the sum of TEN AND NO/100 - DOLLARS ($ 10.00),

Cash in hand paid by James M. Phillips and wife, Dorthy T. Phillips, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, E. C. Hoskins and wife (Vernie E. Hoskins, deceased) and Annie Mae Hoskins,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James M. Phillips and wife, Dorthy T. Phillips,

hereinafter called the Grantee, ~~his~~ their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Mansker Meadows, Section No. II, of record in Book 2663, page 15 and 16, Register's Office for said County.

Said Lot No. 22 fronts 155 feet on the northerly margin of Mansker Drive and runs back 250 feet on the easterly line and 190 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 206 feet thereon.

Being the same property conveyed to E. C. Hoskins and wife, Vernie E. Hoskins, by deed from William H. Howell, Trustee, as of record in Book 3462, page 513, said Register's Office.

The said Vernie E. Hoskins has since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 2 day of July, 1964.

E. C. Hoskins (signature)
E. C. Hoskins

Annie Mae Hoskins (signature)
Annie Mae Hoskins

STATE OF TENNESSEE
COUNTY OF

Before me, Homer E. Chance, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. C. Hoskins and wife, Annie Mae Hoskins, the bargainor(s), 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 Madison, Tennessee, this, the 2 day of July, 1964.

(signature) Notary Public

My commission expires: October 24, 1964