NUMBER 23958 RECORDED MCH 10, 1945 ROSETTA PHELAN, WIDOW TO W.HENRY PHELAN

Book No. 1316

For and in consideration of the sum of $1.00 ONE AND NO/100 - - - - - -DOLLARS CASH TO ME PAID BY W. HENRY PHELAN, AND THE LOVE AND AFFECTION THAT I BEAR FOR HIM, I, ROSETTA PHELAN, WIDOW OF J.W. PHELAN HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID W.HENRY PHELAN HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT :

BEING LANDS IN DAVIDSON COUNTY,TENNESSEE, 10TH CIVIL DISTRICT DESCRIBED AS FOLLOWS:

"BEGINNING IN THE CENTER OF THE BRICK CHURCH TURNPIKE IN THE NORTH LINE OF A TRACT OF LAND, OF WHICH THE LAND HEREIN DESCRIBED IS A PART, CONVEYED TO DAN BROWN AND WIFE MOLLIE BROWN, BY MARSHALL AND OLA WATERS, BY DEED RECORDED IN BOOK 553, PAGE 438, R.O.D.C. TENNESSEE, RUNNING THENCE WITH SAID LINE NORTH 58½ DEGREES WEST 106 POLES TO A POST WITH POPLAR POINTER;THENCE SOUTH 3½ DEGREES WEST 87.62 POLES TO A STONE CORNER IN TOM JOHNSON'S EAST LINE;THENCE WITH GEORGE KIBER'S LINE SOUTH 86½ DEGREES WEST 51.63 POLES TO A POINT IN THE CENTER OF THE BRICK CHURCH TURNPIKE;THENCE WITH SAID TURNPIKE NORTH 52½ DEGREES 26 PODES, NORTH 39¾ DEGREES EAST 10.97 POLES, NORTH 58.½ DEGREES EAST 17.70 POLES, THENCE NORTH 37½ DEGREES EAST 1.90 POLES TO THE BEGINNING, CONTAINING 31.57 ACRES, MORE OR LESS, AND BEING THE SAME PROPERTY CONVEYED TO J.W. AND ROSETTA PHELAN BY DEED OF DAN AND MOLLIE BROWN OF RECORD IN BOOK 554, PAGE 333, R.O.D.C. TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said W. HENRY PHELAN, HIS heirs and assigns, forever, and I do covenant with the said W.HENRY PHELAN that I AM lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I, ROSETTA PHELAN, WIDOW do further covenant and bind MYSELF MY heirs and representatives, to warrant and forever defend the title to said land to the said W.HENRY PHELAN, HIS heirs and assigns, against the lawful claims of all persons whomsoever.

Witness MY hand, this 23RD day of MARCH 1945.

ROSETTA PHELAN

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MATTIE J.BOYD a Notary Public in and for said County and State, the within-named ROSETTA PHELAN, A WIDOW the bargainor, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by her freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 23RD day of MARCH, 1945.

Commission Expires 3 day of APRIL, 1948 (Seal) MATTIE J.BOYD Notary Public.

U.S.R.S.$2.75
RECD APRIL 10, 1945 AT 12:40 P.M.
CM

NUMBER 23962 RECORDED APRIL 11,1945 NELLIE PHELAN RAGAN ET AL TO ROSETTA PHELAN,ET AL

Book No. 1316

For and in consideration of the sum of $1.00 ONE AND NO/100 - - - - - - - - - DOLLARS CASH IN HAND TO US PAID BY ROSETTA PHELAN, WIDOW AND NELLIE PHELAN RAGAN,THE EXCHANGE OF OTHER PROPERTY, AND OTHER GOOD AND VALUABLE CONSIDERATIONS,THE RECEIPT OF WLL OF WHICH IS HEREBY ACKNOWLEDGED,

WE, NELLIE PHELAN RAGAN, W.HENRY PHELAN, C.HORACE PHELAN, ANNIE PHELAN STEPHENS, GEORGIA PHELAN BOYCE AND BIRDIE PHELAN MILLER,THE HEIRS AT LAW OF J.W. PHELAN, DECEASED, ROSETTA PHELAN, WIDOW OF J.W. PHELAN, DECEASED, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE SAID ROSETTA PHELAN, WIDOW FOR AND DURING HER NATURAL LIFE, AND AT HER DEATH TO NELLIE PHELAN RAGAN IN FEE SIMPLE HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND INDAVIDSON COUNTY,STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

"BEGINNING AT A SPIKE IN THE CENTER OF THE BRICK CHURCH PIKE, IN THE EAST BOUNDARY OF THE HORACE PHELAN TRACT, THE NORTHEAST CORNER OF THE BIRDIE MILLER TRACT,THENCE NORTH 37 DEGREES 15 MINUTES EAST WITH THE CENTER OF SAID BRICK CHURCH PIKE 544 FEET TO A POINT;THENCE NORTH 11 DEGREES EAST 40 FEET TO A POINT; THENCE NORTH 28 FEET TO A POINT;THENCE NORTH 85 DEGREES EAST 40 FEET TO A POINT;THENCE SOUTH 17 DEGREES EAST 49 FEET TO A MULBERRY TREE;THENCE SOUTH 23 DEGREES EAST 224 FEET TO A STAKE;THENCE SOUTH 69 DEGREES EAST 31 FEET TO A POINT;THENCE NORTH 31½ DEGREES EAST 100 FEET TO A PEAR TREE;THENCE NORTH 16 DEGREES EAST 103 FEET TO A WALNUT TREE;THENCE NORTH 57 DEGREES WEST 100 FEET TO A POINT;THENCE NORTH 41 DEGREES EAST 64 FEET TO A POINT;THENCE NORTH 41 DEGREES WEST 189 FEET TO A STAKE 10 FEET SOUTHWEST OF A BOX ELDER;THENCE NORTH 29 DEGREES 45 MIN. E.10 FEET TO SAID BOX-ELDER;THENCE NORTH 62 DEGREES WEST 145 FEET TO A HACKBERRY;THENCE NORTH 58 DEGREES WEST 108 FEET TO A HACKBERRY; THENCE NORTH 84 DEGREES WEST 72 FEET TO AN ASH TREE;THENCE NORTH 88 DEGREES WEST 73 FEET TO A SPIKE IN THE CENTER OF THE BRICK CHURCH PIKE;THENCE WITH THE CENTER OF SAID BRICK CHURCH PIKE, NORTH 41 DEGREES WEST 105 FEET TO A SPIKE IN THE CENTER OF BRICK CHURCH PIKE;THENCE WITH THE CENTER OF BRICK CHURCH PIKE NORTH 18 DEGREES WEST 100 FEET TO A SPIKE IN THE CENTER OF BRICK CHURCH PIKE, THE SOUTHEAST CORNER OF THE ANNIE STEPHENS TRACT;THENCE SOUTH 74 DEGREES WEST 170 FEET TO A POINT;THENCE SOUTH 23 DEGREES WEST 100 FEET TO A POST;THENCE NORTH 52 DEGREES WEST 302 FEET TO AN ELM TREE;THENCE NORTH 54 DEGREES WEST 835 FEET TO A RED OAK TREE;THENCE NORTH 63 DEGREES 15 MIN.WEST 720 FEET TO A STAKE IN THE FENCE, THE EAST BOUNDARY OF THE BENTON TRACT, THE SOUTHWEST CORNER OF THE ANNIE STEPHENS TRACT;THENCE WITH THE SAID EAST BOUNDARY OF THE BENTON TRACT SOUTH 3 DEGREES 30 MIN. WEST 441 FEET TO A STAKE,THE NORTHWEST CORNER OF THE BIRDIE MILLER TRACT;THENCE WITH THE NORTH BOUNDARY OF THE BIRDIE MILLER TRACT AND THE MEANDERINGS OF A DRAIN IN SAID NORTH LINE OF THE BIRDIE MILLER TRACT, AS FOLLOWS: SOUTH 55 DEGREES EAST 1358 FEET TO AN ASH TREE;THENCE SOUTH 64 DEGREES EAST 272 FEET TO AN ELM TREE;THENCE SOUTH 50 DEGREES EAST 49 FEET TO A POINT; THENCE SOUTH 45 DEGREES EAST 150 FEET TO A POINT;THENCE SOUTH 43 DEGREES EAST 102 FEET TO A POINT; THENCE SOUTH 27 DEGREES EAST 102 FEET TO A POINT;THENCE SOUTH 57 DEGREES EAST 120 FEET TO A POINT ;THENCE SOUTH 35 DEGREES EAST 138 FEET TO THE POINT OF BEGINNING CONTAINING 29.73 ACRES MORE OR LESS.
BEING PART OF THE SAME PROPERTY CONVEYED TO J.W. PHELAN BY DEED OF ROBERT VAUGHN C & N. OF RECORD IN BOOK 447 PAGE 641, R.O.D.C. TENNESSEE.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said ROSETTA PHELAN, WIDOW, FOR AND DURING HER NATURAL LIFE AND AT HER DEATH TO NELLIE PHELAN RAGAN, IN FEE SIMPLE,HER heirs and assigns, forever, and WE do covenant with the said ROSETTA PHELAN, WIDOW AND NELLIE PHELAN RAGAN 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, W.HENRY PHELAN ROSETTA PHELAN, WIDOW NELLIE PHELAN RAGAN, C.HORACE PHELAN, ANNIE PHELAN STEPHENS, GEORGIA PHELAN BOYCE, AND BIRDIE PHELAN MILLER

And do further covenant and bind OURSELVES,OUR heirs and representatives, to warrant and forever defend the title to said land to the said ROSETTA PHELAN, WIDOW FOR AND DURING HER NATURAL LIFE AND AT HER DEATH NELLIE PHELAN RAGAN, DURING HER NATURAL LIFE, AND AT HER heirs and assigns, against the lawful claims of all persons whomsoever. *(HER DEATH IN FEE SIMPLE TO HER)

Witness OUR hand S, this 23RD day of MARCH 1945.

ROSETTA PHELAN
NELLIE PHELAN RAGAN C.HORACE PHELAN
W.HENRY PHELAN
ANNIE PHELAN STEPHENS
GEORGIA PHELAN BOYCE BIRDIE PHELAN MILLER

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, MATTIE J. BOYD a Notary Public in and for said County and State, the within-named W.HENRY PHELAN, NELLIE PHELAN RAGAN,ANNIE PHELAN STEPHENS, GEORGIA PHELAN BOYCE, C. HORACE PHELAN, AND BIRDIE PHELAN MILLER, AND ROSETTA PHELAN, WIDOW, the bargainor S, with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X wife of the said X, having appeared before me privately and apart from X husband, the said X acknowledged the execution of the said instrument to have been done by her freely, voluntarily, and understandingly, without compulsion or constraint from said husband and for the purposes therein expressed.

Witness my hand and official seal at Nashville, Tennessee, this 23RD day of MARCH, 1945

Commission Expires 3 day of APRIL, 1948 (Seal) MATTIE J.BOYD Notary Public.

U.S.R.S.$2.75
RECD APRIL 10, 1945 AT 12:44 P.M.
CM