WARRANTY DEED

For and in consideration of the sum of FIVE HUNDRED NO/100THS . . . . . (500.00) . . . . . DOLLARS cash in hand paid by JAMES DRENNON and wife, IVIE M. DRENNON, and other good and valuable considerations, receipt of all of which is acknowledged, and the assumption by the said JAMES DRENNON and wife, IVIE M. DRENNON, of the sum of Five Thousand Nine Hundred Sixteen and 11/100ths . . . . . .($5,916.11) Dollars, representing the unpaid principal balance of a note dated September 12, 1946, payable monthly, interest and principal, together with 1/12 annual taxes, secured by Deed of Trust to JAMES B. TURNER, TRUSTEE, of record in Book 1231, page 169, R.O.D.C. Tennessee, We, JOSEPH CLARENCE PHELPS and wife, BEATRICE B.PHELPS, have bargained and sold, and by these presents do transfer and convey unto the said JAMES DRENNON and wife, IVIE M. DRENNON, 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 6th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 36 of Block "B" on the Revised Plat of the subdivision of part of the L. M. Ezell 12.11 acre tract, as of record in Book 1130, page 5, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the northerly side of Douglas Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Joseph Clarence Phelps and wife, Beatrice B. Phelps, by deed from Fred Piper et ux, of record in Book 1385, page 429, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES DRENNON and wife, IVIE M. DRENNON, their heirs and assigns, forever.

And we do convenant with the said JAMES DRENNON and wife, IVIE M. DRENNON, 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 except as hereinabove set out, and taxes for 1947, which are assumed by the purchasers, the same having been prorated as of the date hereof. And JOSEPH CLARENCE PHELPS and wife, BEATRICE B. PHELPS, do further convenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES DRENNON and wife, IVIE M. DRENNON, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of SEPTEMBER, 1947.

Joseph Clarence Phelps
Beatrice B. Phelps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lowell Lowell, a Notary Public in and for said County and State, the within named JOSEPH CLARENCE PHELPS and wife, BEATRICE B. PHELPS, the bargainors, 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 office, this 18 day of SEPTEMBER, 1947.

Commission expires July 4-1949

Lowell Lowell
Notary Public