K 1640

For and in consideration of the sum of $ 1400.00 ----------
---------- FOURTEEN-HUNDRED AND NO/100 ---------- DOLLARS

cash in hand paid by H.B.Smithson, the receipt of which is hereby acknowledged.

We, W.A.Phelps and wife Lura A.Phelps.

have bargained and sold, and by these presents do transfer and convey unto the said
---------- H. B. Smithson, his ----------
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 the southerly 10 feet of lot NO.20 and the Northerly 20 feet of lot NO.21 in the Subdivision of Lot NO.9 in Owen's Buena Vista Plan of Lots, as of record in Book 57, page 26, Register's Office for said County.

Said parts of Lots Nos.NO and 21 adjoin and fronts together 30 feet on the Easterly side of 9th Avenue North, formerly Buena Vista Pike, and extend back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to the said W.A.Phelps and wife Lura A. Phelps by deed from Frank J.Bath and wife Sophie C.Bath,on Sept 23nd 1944. see deed of record in Book 1304, page 146 said Registers Office . NOTE; 1948 taxes are pro rated as of date of this deed,and with that arrangements made, the purchasers assumes 1948 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H.B.Smithson, his
heirs and assigns, forever.

And we do covenant with the said H.B.Smithson ----------
---------- that we are lawfully seised and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, W.A.Phelps and wife Lura A.Phelps
do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said H.B. Smithson his
heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of September ---------- 1948.

W A Phelps
Lura A Phelps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Fred K. Gower, a Notary Public in and for said State, the within named W.A.Phelps and wife Lura A. Phelps
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 in Nashville, Tennessee, this 25th day of September ---------- 1948.

June 4 - 1949 Fred K Gower
Notary Public

33855

WARRANTY DEED

FROM W. A. Phelps et ux

TO H.B.Smithson.

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY
Received for record 1 day OCT A.D. 1948 at 10 o'clock A.M.
Noted in Book 67 page 377
Recorded in Book 2150 page
FELIX ZWEIFLER, Register
By Clarence Deputy Register

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

G 377