94242

WARRANTY DEED

FROM

WILL JOHNSON, unmarried,

TO

C. H. PHELAN AND WIFE, RUBY PHELAN.

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

Received for record ... o'clock ... Book ... Page ...

By ...

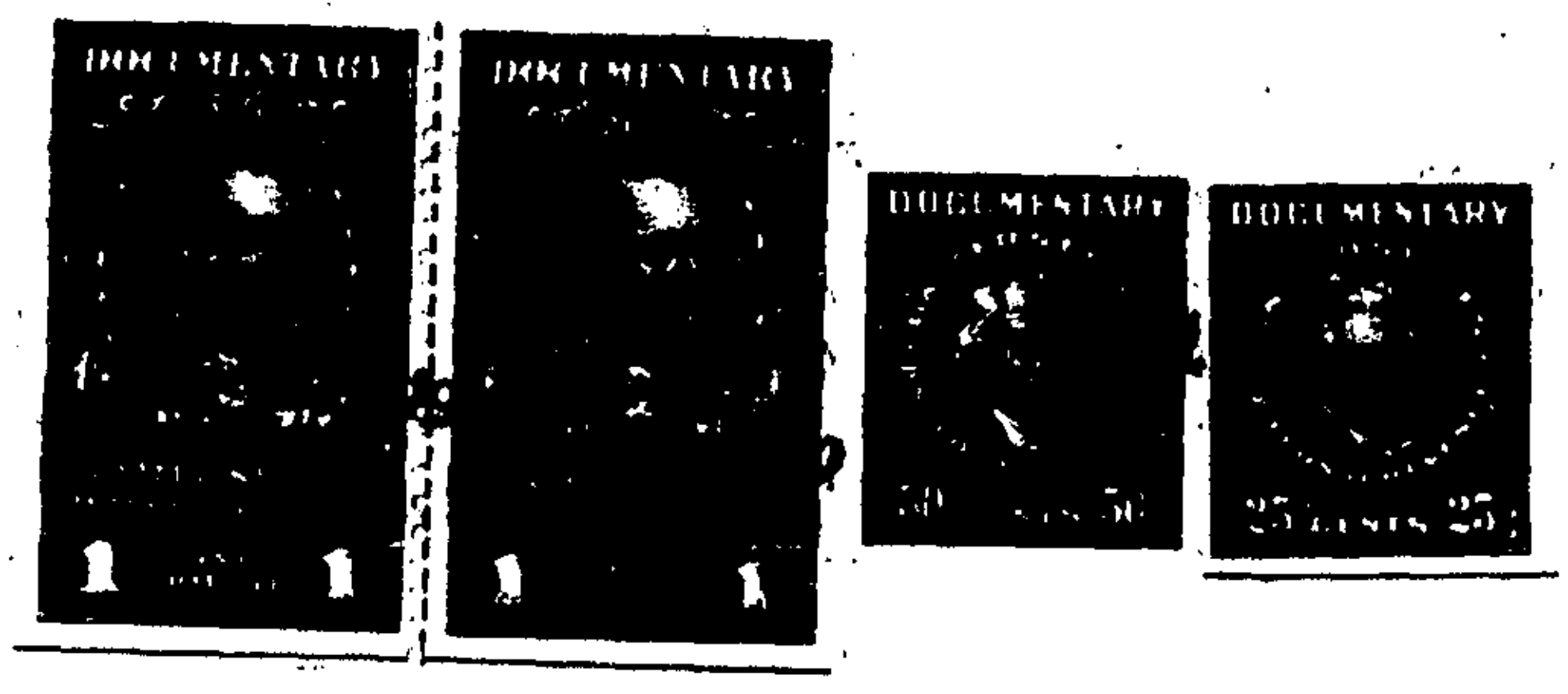
For and in Consideration of the sum of --- $2,500.00 -----------

TWO-THOUSAND-FIVE-HUNDRED AND 00/100 - - - - - - - - - - - - DOLLARS

cash in hand to me paid by C. H. Phelan and wife, Ruby Phelan,

the receipt whereof is hereby acknowledged, I,

Will Johnson, unmarried,



have bargained and sold, and by these presents do transfer and convey unto the said C. H. Phelan and wife, Ruby Phelan, their - - - - - - - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 10th, formerly 22nd Civil District of Davidson County, Tennessee, described according to a survey made December ___, 1942, by R. Goldberg, as follows:

Beginning in the Westerly line of the Phelan Tract, the Northeast corner of the original tract; thence South 85 degrees West 692.5 feet; thence South 20 degrees West 253.7 feet; thence Soutn 25½ degrees West 338.2 feet; thence South 23½ degrees West 450.5 feet; thence South 6 degrees West 221.6 feet; thence South 8 degrees East 230.2 feet; thence South 10 degrees East 100 feet; thence South 26¼ degrees East 72.8 feet; thence South 18 degrees East 252.2 feet; thence South 15 degrees East 291 feet; thence South 15 degrees East 298.6 feet; thence South 88 degrees East 322.5 feet; thence North 7½ degrees, East 132.6 feet; thence North 33¾ degrees East 686.2 feet; thence North 3 degrees East 677.7 ft. thence North 4-3/4 degrees East 426.7 feet; thence North 3 degrees East 636.3 feet to the beginning, containing 44.29 acres, more or less.

Title to a 2/9th undivided interest in said land is in C.H. Phelan, by deed from Sam Mason, et al, of record in Book 1195, page 541, and the title to a 7/9th undivided interest is in Will Johnson, as the only heir at law of James Johnson, deceased.

It is further understood and agreed that as a part of this conveyance that Crittie Johnson and Lena Drake, Aunts of the grantor, Will Johnson, are given the right to occupy, rent free, the log house fronting on the Brick Church Pike, and the said Crittie Johnson and Lena Drake shall have the right to use the necessary fire wood and shall have the right to pasture one cow on the land herein conveyed, without cost or expense to them; and