WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $----------750.00----------

-----Seven hundred fifty and no/100---------- DOLLARS

Cash in hand paid by Carl E. Pippin and wife, Rauline R. Pippin, the receipt of which is hereby acknowledged,

we, Edward D. Phelan, Jr. and wife, Anna Mai Phelan

have bargained and sold, and by these presents do transfer and convey unto the said Carl E. Pippin and wife, Rauline R. Pippin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being part of lot no. 337 on the map of Richland Realty Company's West Lawn Subdivision, as of record in book 421, page 32, Register's Office for said County, described as follows:
Beginning on the westerly margin of Mockingbird Road at a point 150 feet south of the southerly margin of West Lawn Drive; thence westwardly 150.91 feet to the easterly line of lot no. 338; thence with the line between lots nos. 337 and 338, southwardly 100 feet; thence eastwardly 150.91 feet to the westerly margin of said Road; thence with said Road northwardly 100 feet to the beginning.
Being part of the property conveyed to Edward D. Phelan, Jr. and wife, Anna Mai Phelan by deed from John C. Jared and wife, of record in book 1025, page 504, said Register's Office.

This conveyance is subject to al easements, restrictive covenants, and set-back lines as are applicable to the property above described.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl E. Pippin and wife, Rauline R. Pippin their heirs and assigns, forever.

And we do covenant with the said Carl E. Pippin and wife, Rauline R. Pippin 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 taxes for the year 1950 which have been pro-rated and assumed by the grantees.
And we, Edward D. Phelan, Jr. and wife, Anna Mai Phelan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Carl E. Pippin and wife, Rauline R. Pippin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 5th day of July, 19 50.

DOCUMENTARY 10 CENTS 10

Edward D. Phelan

Anna Mai Phelan

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edwin E. Carlson, a Notary Public in and for said County and State, the within named Edward D. Phelan, Jr. and wife, Anna Mai Phelan

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 Nashville, Tennessee, this 5 day of July, 19 50.

Commission expires July 11, 1953.

Edwin E. Carlson
Notary Public