For and in consideration of the sum of ($8359.24)

Eighty three hundred fifty nine and 24/100 DOLLARS
Two Hundred and no/100 - Dollars
cash in hand paid by James A. Nelson and wife, Anna Ruth Nelson, receipt of which is hereby acknowledged, and the assumption of two loans, one being a first mortgage, payable to Fidelity Federal Savings and Loan Association of Nashville, dated February 2, 1949, in the principal amount of $ 7100.00, now reduced to $6781.07, as recorded in Book 1674, Page 389, Register's Office Davidson County, Tenn., and a second mortgage, payable to First Federal Savings and Loan Ass'n. of Nashville, dated Feb. 2, 1949 in original amount of $1550.00, now reduced to $1378.17, of record in Book 1674, Page 385, RODCT.

Fred K. Phillips, Jr. and wife, Margie L. Phillips

We have bargained and sold, and by these presents do transfer and convey unto the said James A. Nelson and wife, Anna Ruth Nelson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

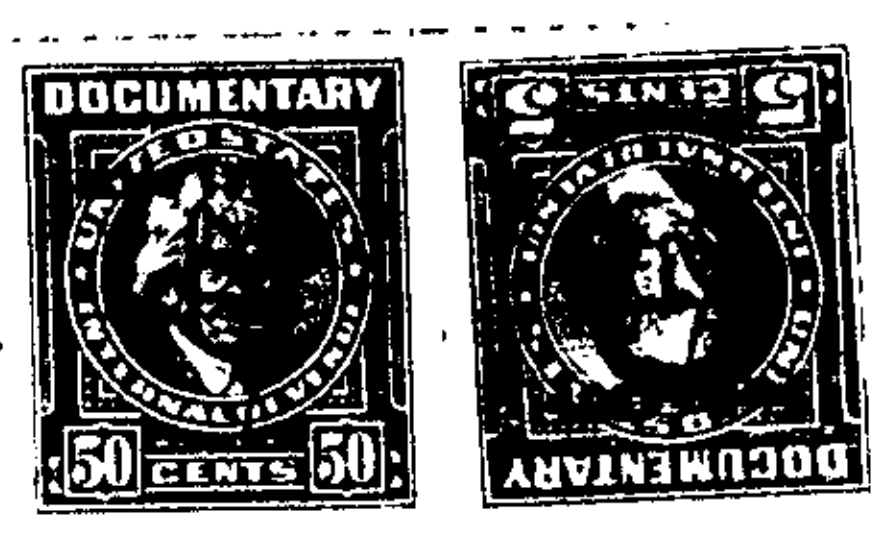
Being the southerly 70 feet of the westerly part of Lot No. 13 of Block "A" on the Plan of Inglewood Terrace as of record in Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
Said part of said lot fronts 70 feet on the easterly side of Golf Street and runs back between parallel lines 150 feet to a dead line.
Being the same property conveyed to Fred K. Phillips, Jr. and wife, Margie L. Phillips, by deed from James A. Roaden and wife, Lena Wilkinson Roaden, recorded in Deed Book No. 1710, Page 604, Register's Office for Davidson County, 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 James A. Nelson and wife, Anna Ruth Nelson their heirs and assigns, forever.

And we do covenant with the said James A. Nelson and wife, Anna Ruth Nelson 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 herein stated and 1951 taxes which have been ~~pro-rated~~ assumed by purchasers.

And We, Fred K. Phillips, Jr. and wife, Margie L. Phillips do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James A. Nelson and wife, Anna Ruth Nelson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of February, 1951



Fred K. Phillips, Jr.
Margie L. Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. C. Hardaway, a Notary Public in and for said County and State, the within named Fred K. Phillips, Jr. and wife, Margie L. Phillips the bargainor, 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 5th day of February, 1951

My Commission expires October 18th, 1951

L. C. Hardaway
Notary Public

25779

WARRANTY DEED

FROM

Fred K. Phillips, Jr., et ux

TO

James A. Nelson, et ux

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North
NASHVILLE, TENN.