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43893

WARRANTY DEED

FROM

Edward D. Phelan Jr. ux

TO

Jackson M. Grizzard ux

Guaranty Title Co.

Titles Guaranteed

Abstracts of Title

[redacted]

325 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of JUL 13 1951
at 3:30 o'clock P.M.
Noted in Book 1951
Recording Fee 80
Recording Fee
JAMES H. WILSON, Register
By Dep. Reg.

FORM 105 FOSTER & WEBBS CO., NASHVILLE

WARRANTY DEED J. R. WEST FORM THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of

Ten ($10.00) and no/100 - DOLLARS

cash in hand paid by Jackson M. Grizzard and wife Marjorie P. Grizzard, and other good and valuable considerations accepted as cash, 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

Jackson M. Grizzard and wife Marjorie P.Grizzard

~~the 8th, formerly the 12th, Civil District of~~ 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. 5 on the Plan of the Lands of William Gower, deceased, as of record in Minute Book 8, page 487, County Court for said County, being lot No. 3 shown on the survey made by Z. J. Wilkinson, Surveyor, July 25, 1950, described as follows: Beginning in the center of Charlotte Pike of U. S. Highway No. 70 at a point 120 feet southwest of the most southerly corner of the property conveyed to John E. Phelan and wife, by deed from Edward D. Phelan Jr. and wife, of record in book 1938, page 572, Register's Office for said County, being the corner of lots Nos. 2 and 3 on said survey; thence with the line between said two lots north 43° 41' west 250 feet to the center of the T. V. A. transmission line; thence with the center of said line south 41° 19' west 100 feet; thence south 43° 41' east 250 feet to the center of said Pike or Highway; thence with the center of said Pike or Highway northeastwardly 100 feet to the beginning.
Being part of the property conveyed to Edward D. Phelan Jr. and wife, Anna Mai Phelan by deed from Dennis O'Brien and wife, of record in book 1876, page 491, said Register's Office.

This conveyance is made subject to easement for electric power line granted Tennessee Electric Power Company by deed from B. T. Herring and wife, of record in book 787, page 12, said Register's Office.

Taxes for 1951 to be paid by seller

G 421