K 2027

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Carlyle R. Phelps and wife, Martha Johnston Phelps, and for other good and valuable considerations, the receipt of which is hereby acknowledged, we, Fred Allen and wife, Lorene Allen

have bargained and sold, and by these presents do transfer and convey unto the said Carlyle R. Phelps and wife, Martha Johnston Phelps, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 34 on the Plan of Moss Rose Heights, Sections Three and Four, not of record, and described according to a copy of a Map made by Buford Winn, September 27, 1950, as follows:

Beginning at a point in the easterly margin of Ivy Drive at the common corner of Lots Nos. 33 and 34; thence easterly with the line between said lots, 126.7 feet to an iron pin in the west line of Moss Rose Heights, Section 2, as of record in Book 1424, page 109, Register's Office for said County; thence along the westerly line of said subdivision, southerly 120.41 feet to the corner of Lots 34 and 35 in said unrecorded subdivision; thence with the line between said lots, westerly 138 feet to the easterly margin of Ivy Drive; thence with said drive around a slight curve northerly 81.8 feet to the beginning.

Being part of the property conveyed to Fred Allen and wife, Lorene Allen, by deed from Weakley J. Tune and wife, of record in Book 2025, page 409, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1153, page 283, and in Book 1905, page 112, as amended by the cancellation of Item No. 4, by instrument of record in Book 1916, page 394, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carlyle R. Phelps and wife, Martha Johnston Phelps, their

heirs and assigns, forever.

And we **do covenant with the said** Carlyle R. Phelps and wife, Martha Johnston Phelps **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.**

And we, Fred Allen and wife, Lorene Allen

do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Carlyle R. Phelps and wife, Martha Johnston Phelps, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 6th day of November, 1951.

DOCUMENTARY 25 cents

Fred Allen

Lorene Allen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Fred Allen and wife, Lorene Allen

DOCUMENTARY 50 cents

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 9th day of November, 1951

Commission expires 6-11-1953

[illegible]
Notary Public

53007

WARRANTY DEED

FROM

O-79994 dh FRED ALLEN AND WIFE, LORENE ALLEN

TO

CARLYLE R. PHELPS AND WIFE, MARTHA JOHNSTON PHELPS

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
of [illegible]
at 3:37 P.M.
Nov 9 1951
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