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WARRANTY DEED Form 1003 Published by Tennessee Title Company

For and in consideration of the sum of $ 5,925.00

Fifty Nine Hundred Twenty Five and No/100 DOLLARS

of which sum, $788.54 has been paid in cash by Claude E. Phelps and wife, Birdie W. Phelps, the receipt of which is hereby acknowledged, and for the balance in the sum of $5,136.46, the grantees assume two loans secured by deeds of trust:

(1) Deed of trust by John Robert Wall and wife, to H. W. Mayberry, Jr., Trustee, of record in Book 1519, page 297, to secure Phoenix Mutual Life Insurance Company a note dated August 1, 1947, for $5,500.00, with 4½ interest, both principal and interest payable $29.01 monthly, beginning Sept. 1, 1947, final payment August 1, 1972.

(2) Deed of trust by John Robert Wall and wife, to H. W. Mayberry, Jr., Trustee, of record in Book 1519, page 231, to secure Phoenix Mutual Life Insurance Company one note dated August 1, 1947, for $600.00, with 4½ interest, both principal and interest payable $3.17 monthly, beginning Sept. 1, 1947, final payment July 1, 1972.

We, John Robert Wall and wife, Louise Wall

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

Lot No. 7 on the North part of Lot No. 2, on the plan of an Addition to and Division of certain Lots in the Subdivision, as of record in Book 1130, [illegible] Davidson County, Tennessee, which said Lot No. 7 is described as follows: Beginning at a point in the West line of Baird Drive, said point being 125.18 feet South of the intersection of the West line of Baird Drive with the South line of Lot No. 75, said point being the Northeast corner of Lot No. 7, thence West 125.18 feet to a point in the East line of Lot No. 6, thence South 75 feet to a point in the North line of Lot No. 8, thence East 125.18 feet to a point in the West line of Baird Drive, thence North 75 feet to the point of beginning. Being the same property conveyed to John Robert Wall and wife, Louise Wall, by deed from [illegible], dated [illegible], of record in Book 1519, page 7, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude E. Phelps and wife, Birdie W. Phelps their heirs and assigns, forever.

And we do covenant with the said Claude E. Phelps and wife, Birdie W. 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. We further covenant and

And we, John Robert Wall and wife, Louise Wall

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Claude E. Phelps and wife, Birdie W. Phelps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 1st day of Sept, 19 47.

John Robert Wall

Louise Wall

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named John Robert Wall and wife, Louise Wall, 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 1st day of Sept, 19 47.

Commission expires My Commission Expires JAN. 19, 1948

Maria Vandergrift
Notary Public

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