K 2279

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00
TEN & NO/100 DOLLARS

cash in hand paid and other valuable considera ions, the receipt of w ich is hereby acknowledged, we Jack John Smith and wife, Betty C. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Claude J. Phelps Jr and wife, Lois C. Phelps, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: bein part of Lot 31 and 32 of Block "A" on the Map of Greenland Estates, plat of which is of record in Book 974, page 13, Register's Office for sai County, which parts of said lots together are more particularly described as follows:
Begin ing at a point in the northeasterly margin of Cardinal Drive, which said point is locat d 30 feet northwesterly from th intersection of the southeasterly margin of Lot 32 with said northeasterly margin of Cardinal Drive, thence from the point of beginning in a northeasterly direction and parallel to the southeasterly boundary of Lot 32, 190 feet to a point; thence northwesterly and parallel to the northeasterly margin of C rdinal Drive 20 feet to a point in the common boundary line between lots 31 and 32; thence northeasterly with the southeasterly boundary line of Lot 31, 111 feet to a point in a dead line; thence northwesterly with the northeasterly boundary of Lot 31, 82.5 feet to a point; thence southwestwardly along a line 10 feet distant from and parallel to the northwesterly boundary of Lot 31, 317.5 feet to a point in the northeasterly margin of Cardinal Drive; thence southeasterly along said northeast margin of Cardinal Drive 50 feet to the point of beginning.
Being the same property conveyed to Jack John Smith and wife, Betty C. Smith by deed from Virgil H. Brown and wife, Margie M. Brown, of record in Book 1182, page 83, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 1182, page 83, Register's Office for Davidson County, Tenn.

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 J. Phelps Jr and wife, Lois C. Phelps, their heirs and assigns, forever.

And we do covenant with the said Claude J. Phelps Jr and wife, Lois C. 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. except 1954 taxes which have been prorated and assumed by purchaser.

And we, Jack John Smith and wife, Betty C. Smith 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 J. Phelps Jr and wife, Lois C. Phelps their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21 day of May, 19 54.

Jack John Smith

Betty C. Smith

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Jack John Smith and Betty C. Smith

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 21 day of May, 19 54.

FRANCES T. SPERRY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission expires July 23, 1957

Frances T Sperry
Notary Public

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