K 2487

WARRANTY DEED G-4677 NASHVILLE TITLE COMPANY

For and in consideration of the sum of Ten and no/100 DOLLARS ($ 10.00 ),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

[redacted]

M. L. RANDALL and wife, SHIRLEY RANDALL,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

J. D. PHELPS and wife, ALMA LOUISE PHELPS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot 16 and the northerly part of Lot No. 17 on the Map of Alpine Terrace, as of record in Book 421, page 131, Register's Office for said County.

Said westerly part of Lot 16 is described as: BEGINNING at a point in the southerly margin of Goodrich Street at an iron pin 78.5 feet west of the southwest corner of said Street and Roberts Street being the northwest corner of part of Lot 16 conveyed to John B. Price, Jr., and wife, by deed from Homer McEwen, Trustee, of record in Book 2045, page 241, said Register's Office; thence along said Price's lot south 59° west 115 feet to an iron pin in the northerly margin of Alpine Avenue 1072.5 feet west of the corner of Alpine Avenue and Roberts Street; thence with the northerly margin of Alpine Avenue north 58° west to the northeast corner of Alpine Avenue and Alpine Park Avenue; thence along the margin of said Avenue northeasterly 120¼ feet to the intersection of said Avenue and Goodrich Street; thence easterly along the southerly margin of Goodrich Street to the beginning.

Said northerly part of Lot 17 is described as: BEGINNING at a point in the northwest corner of Park Avenue and Hale Street; thence with said Avenue northerly 90.4 feet to the margin of Alpine Avenue; thence with the southerly margin of Alpine Avenue westerly 189 feet to the intersection of Hill Street; thence with the easterly margin of Hill Street southerly 187.4 feet to the corner of Burton Castle's property; thence with Castle's north line east 125 feet, more or less to the terminus of Hale Street; thence northerly with the terminus of said Street 13 feet to the north margin of said Street; thence easterly along the north margin of said Street 196 feet, more or less, at the beginning.

Being the same property conveyed to M. L. Randall and wife, Shirley Randall, by deed from Harry L. Ernest and wife, Lola E. Ernest, of record in Book 2448, page 535, Register's Office for Davidson County, Tennessee.

Harry L. Ernest and wife, Lola E. Ernest join in the instrument herein to convey their interest therein, and also to correct the legal description in deed from them to M. L. Randall and wife, Shirley Randall, shown of record in Book 2448, page 535, said Register's Office. Said description states that Lot 17 begins at a point in the northwest corner of Park Avenue and Hill Street, whereas, it should have been Hale Street.

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