BK 2545

WARRANTY DEED

PEOPLES REALTY COMPANY, INC.

TO

J. D. PHELPS, SR., ET UX

STATE OF TENNESSEE
DAVIDSON COUNTY

For and in Consideration of the sum of

TEN AND NO/100 - - - - - ($10.00) - - - - - - - - - - - - - - - DOLLARS
cash in hand to us paid by J. D. Phelps, Sr. and wife, Alma Louise Phelps, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Peoples Realty Company, Inc.

has bargained and sold, and by these presents do transfer and convey unto the said

J. D. Phelps, Sr. and wife, Alma Louise 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. 36 on the Plan of M. S. Brown's Subdivision of the Rains Spring Property, as of record in Book 57, Page 115, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the Westerly side of Fourth Avenue, South, as widened, and runs back 247 feet on the Northerly line and 298-1/2 feet, more or less, on the Southerly line to an alley, measuring 67 feet thereon.

Being part of the same property conveyed to Peoples Realty Company, Inc. by deed from Harry Diamond and wife, as of record in Book 1907, Page 269, said 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 J. D. Phelps, Sr. and wife, Alma Louise Phelps, their heirs and assigns, forever.

And it does covenant with the said J. D. Phelps, Sr. and wife, Alma Louise Phelps that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except by 1956 City and County taxes, which are prorated, and assumed by the grantees herein.

And it, Peoples Realty Company, Inc. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said J. D. Phelps, Sr. and wife, Alma Louise Phelps, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 30 day of June, 1956

PEOPLES REALTY COMPANY, INC.

Attested by:

x [signature], President

[signature]
Sec. Treas

~~Secretary~~

(Corporation has No seal)

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