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WARRANTY DEED 9.6844 R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN & NO/100********** DOLLARS ($ 10.00),

cash in hand paid by IRA B. PHELPS and wife, EDWINA JOY PHELPS, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said IRA B. PHELPS and wife, EDWINA JOY PHELPS of the balance owing under the terms of a deed of trust executed by Armond Edgbert Harris and wife, Betty L. Harris, to Herschel Greer, Trustee, of record in Book 2575, page 623, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $15,450.00, and payable to Guaranty Mortgage Company of Nashville.

ARMOND EDGBERT HARRIS and wife, BETTY L. HARRIS,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto IRA B. PHELPS and wife, EDWINA JOY 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 Lot No. 952, Section IX, on the Plan of Brentwood Hall Subdivision, as of record in Book 2331, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 952 fronts 97 feet on the westerly side of Smartt Drive and runs back 208 feet on the northerly line and 213.9 feet on the southerly line to a dead line in the rear, on which it measures 96.3 feet.

Being the same property conveyed to Armond Edgbert Harris and wife, Betty L. Harris, by deed from C. C. Adams and wife, Irene H. Adams, of record in Book 2601, page 513, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 12 day of August, 1958.

Armond Edgbert Harris — Mrs Betty L. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 195__.

My commission expires: _____ *Notary Public*

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