K 2812

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WARRANTY DEED

FROM
Leslie Clair Teal, et ux

TO
Vernon S. Phelan, et ux

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------
----------($10.00)----------DOLLARS

cash in hand paid by Vernon S. Phelan and wife, Adelia M. Phelan and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration, Vernon S. Phelan and wife, Adelia M. Phelan have assumed and agreed to pay the unpaid balance of $4,180.04 of a note in the original amount of $6,900.00 dated August 30, 1948, with interest at the rate of 4½% per annum, and said principal and interest shall be payable in monthly installments of $43.68, commencing on the first day of October, 1948, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 1968, and said note is secured by a deed of trust executed by Clair L. Teal and wife, Beulah Roberts Teal, to Chas. F. Lovell, Trustee, dated August 30, 1948, filed September 4, 1948, and recorded in book 1649, page 81, Register's Office for Davidson County, Tennessee, said note and deed of trust securing same were assigned to Teachers Insurance and Annuity Association of America, by an instrument dated June 7, 1949, filed June 8, 1949, and recorded in book 1707, page 423, said Register's Office,

we, Leslie Clair Teal and wife, Mildred Louise Teal
have bargained and sold, and by these presents do transfer and convey unto the said
Vernon S. Phelan and wife, Adelia M. Phelan, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 60 feet of the southerly 150 feet of Block No. 18 on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County. Said part of Block No. 18 fronts 60 feet on the northerly side of Idaho Avenue, formerly 5th Street, and runs back between parallel lines with the westerly margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.
Being the same real property conveyed to Leslie Clair Teal and wife, Mildred Louise Teal, by deed from Clair L. Teal and wife, dated March 18, 1950, filed April 1, 1950, and recorded in book 1812, page 199, said Register's Office.

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