K 2860

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees, Bennie Phelps and wife, Edith Louise Phelps, have assumed and agreed to pay the unpaid balance of a note dated July 26, 1956, in the original principal sum of $9,650.00, balance assumed being in the amount of $9,564.02, payable to Murphree Mortgage Company in monthly installments of $50.42 each, which includes principal and interest at the rate of 4½% per annum, and secured by a deed of trust of record in Book 2533, page 243, Register's Office for Davidson County, Tennessee,

WE, J. W. Belcher and wife, Laura C. Belcher, have bargained and sold, and by these presents do transfer and convey unto the said Bennie Phelps and wife, Edith 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. 9 on the Map of Elm Hill Acres, Section I, of record in Book 2331, page 67, Register's Office for said County.

Said Lot No. 9 fronts 75 feet on the north side of Elm Hill Pike and runs back 221.7 feet on the west line and 216.95 feet on the east line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to J. W. Belcher and wife, Laura C. Belcher, by deed from Holiday Homes, Inc., of record in Book 2548, page 169, 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 said Bennie Phelps and wife, Edith Louise Phelps, their heirs and assigns, forever.

And we do covenant with the said Bennie Phelps and wife, Edith Louise 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 as above set out.

And we, J. W. Belcher and wife, Laura C. Belcher, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bennie Phelps and wife, Edith Louise Phelps, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand S this 29th day of December, 19 58

J W Belcher

Laura C. Belcher

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