K 2879

WARRANTY DEED

For and in consideration of the sum of Five and no/100 **DOLLARS** and other good and valuable considerations, received and accepted as cash, I, Walter Phelps

have bargained and sold, and by these presents do transfer and convey unto the said Andrew Jackson Phelps and wife, Ossie Whitaker 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. 60 and the Southerly 5 feet of Lot No.59 on the Map of the Bransford Realty Company's subdivision of the McWhirter Tract, and of the Love McFerrin Tract, as of record in Book 421, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and part of Lot No. 59 front together 40 feet on the Easterly side of Fite Street, and run back between parallel lines 150 feet to an alley, being the same property deeded to Walter Phelps, by Mrs. Hattie Caldwell, a widow, as of record in Book 1227, page 336, Register's Office for Davidson County, Tennessee, to which reference is herein made for other and further description.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Andrew Jackson Phelps and wife, Ossie Whitaker Phelps their **heirs and assigns, forever.**

And I **do covenant with the said** Andrew Jackson Phelps and wife, Ossie Whitaker Phelps. **that** I am **lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.**

And I, Walter Phelps **do further covenant and bind** myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** Andrew Jackson Phelps and wife, Ossie Whitaker Phelps, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 10th **day of** February, 19 59.

X Walter Phelps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____

the bargainor, **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 office, this _____ **day of** _____, 19____

Commission expires _____

_____
Notary Public

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