K 2882

Book 2132 Page 223

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1003 — Published by Tennessee Title Company

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

We, Ola Mai Pulley Blessing; Beatrice Eudell Pulley Phelps; Fairy Edine Pulley Richardson; Lawrence Coleman Pulley and Edith Louise Phelps

have bargained and sold, and by these presents do hereby transfer and convey unto L. M. Nelson, Trustee, his successors and assigns, the following described tract or parcel of land, to wit: Land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Hickerson-Miller, Engineers-Surveyors, March 3, 1959, described as follows:

BEGINNING at an iron pin in a fence line at the northeast intersection of Old Pulley Road and Bud Waggoner Road; thence along the east margin of Bud Waggoner Road, North 3° 27' East 450 feet to an iron pin, being a corner of the property as assigned to Glenna Pulley by decree of the Chancery Court, of record in Minute Book 169, page 432, County Court Clerk's Office, a certified copy of which is of record in Book 1969, page 635, Register's Office for said County; thence with her line as follows: along a fence, South 84° 55' East 276.5 feet to an iron pin; continuing with her line along a fence, South 10° 58' West 452 feet to a 12 inch elm in the north line of Old Pulley Road at an iron pin; thence with the margin of Old Pulley Road, North 85° West 218 feet to the point of beginning, containing 2.5 acres more or less.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said L. M. Nelson, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Ola Mai Pulley Blessing; Beatrice Eudell Pulley Phelps; Fairy Edine Pulley Richardson; Lawrence Coleman Pulley and Edith Louise Phelps do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. M. Nelson, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said L. M. Nelson, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, do hereby transfer and convey unto HOWARD PHELPS AND WIFE, BEATRICE EUDELL PULLEY PHELPS, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said HOWARD PHELPS AND WIFE, BEATRICE EUDELL PULLEY PHELPS, their heirs and assigns, forever.

And I do covenant with the said HOWARD PHELPS AND WIFE, BEATRICE EUDELL PULLEY PHELPS, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, L. M. Nelson, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said HOWARD PHELPS AND WIFE, BEATRICE EUDELL PULLEY PHELPS, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of March, 1959.

Fairy Edine Pulley Richardson
Fairy Edine Pulley Richardson

Lawrence Coleman Pulley
Lawrence Coleman Pulley

Edith Louise Phelps
Edith Louise Phelps

Ola Mai Pulley Blessing
Ola Mai Pulley Blessing

Beatrice Eudell Pulley Phelps
Beatrice Eudell Pulley Phelps

L. M. Nelson
L. M. Nelson, Trustee.

TENNESSEE TITLE COMPANY

G 223