BK 3032

1/2-1/2 75799

WARRANTY DEED

FROM

Orman P. Phelps, et ux

TO

Charles E. Forte, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of MAR A.D. 1960 at 3:04 o'clock P.M.
Noted in Book 15 Page 312
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGinley D.R.

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

For and in Consideration of the sum of One Thousand Seven Hundred Fifty and no/100 ($1,750.00) DOLLARS cash in hand paid by Charles E. Forte, George E. Forte and James D. Forte receipt of which is hereby acknowledged,

we, Orman P. Phelps and wife, Violet Phelps have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Forte, George E. Forte and James D. Forte their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of lot No. 2 on the W. E. Watkins Plan of Lots, as of record in book 21, page 98, Register's Office for said County, being lot No. 12 on the unrecorded plan of the Leland J. Dugger Property, described according to a survey made by George E. Reese, July 29, 1954, as follows:
Beginning on the northerly margin of a 40-foot private road at the southeast corner of the property conveyed to Fred Webb Jackson by deed from Nan Bridgewater Dugger and husband, of record in book 2296, page 417, said Register's Office; thence with the easterly line of said Jackson property, northwardly 205.08 feet, more or less, to low water mark of Cumberland River; thence with said low water mark south 73 degrees east 100 feet, more or less, to the northwest corner of the property conveyed to William M. Judd and wife, by deed from Nan Bridgewater Dugger and husband, of record in book 2294, page 201, said Register's Office; thence with the westerly line of said Judd property, southwardly 213.16 feet, more or less, to the northerly margin of said 40-foot private road; thence with said road, westwardly 100 feet to the beginning.
Being the same real property conveyed to Orman P. Phelps by deed from Fred Webb Jackson and wife, dated January 4, 1956, filed March 23rd, 1956, and recorded in book 2497, page 307, said Register's Office.
There is also conveyed hereby all right as to a road, as follows:
There is a 40-foot roadway running along the southerly line of the land above described, from lot 1 to Overall Creek, and also running from the southwest corner of lot 1 southwestwardly to Cumberland River Road, and the parties hereto, their heirs and assigns, are given the joint right to the use of said 40-foot roadway in its entirety, jointly with other property owners in this subdivision, and grantee herein assumes and agrees to pay his proportionate part of the cost of improving and maintaining said road, as to that part of the road adjacent to the land hereby conveyed, said roadway being wholly on the property of grantors, as set out in deed from Nan Bridgewater Dugger and husband to Fred Webb Jackson, of record in book 2296, page 405, said Register's Office.

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