BK 3072

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 ---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated October 10, 1956, executed by Crissie Roy Epple and wife, payable to Murphree Mortgage Company, for the original sum of $11,100.00, with interest at 4½% per annum, both principal and interest payable $46.28 monthly, beginning November 1, 1956, final payment October 1, 1986, and secured by a Deed of Trust of record in Book 2570, page 281, Register's Office for Davidson County, Tennessee.

we, ROY EDWARD GARRISON AND WIFE, ELOISE EVELYN GARRISON

have bargained and sold, and by these presents do transfer and convey unto the said HOWARD PHELPS AND WIFE, BEATRICE UDELL PULLEY 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. 7 on the Plan of Elm Hill Acres, Section I, of record in Book 2331, page 67, Register's Office for said County.
Said lot fronts 75 feet on the north side of Elm Hill Pike and runs back between lines, 212.2 feet on the west line and 207.2 feet on the east line to a dead line in the rear on which it measures 75 feet.
Being the same property conveyed to Roy Edward Garrison and wife, Eloise Evelyn Garrison, by deed from Crissie Roy Epple and wife, of record in Book 2600, page 563, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 2442, page 464, said Register's Office.

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 UDELL PULLEY PHELPS their heirs and assigns, forever.

And we do covenant with the said HOWARD PHELPS AND WIFE, BEATRICE UDELL PULLEY 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 hereinabove set out.

And we, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 13th day of May, 19 60

Roy Edward Garrison
Roy Edward Garrison

Eloise Evelyn Garrison
Eloise Evelyn Garrison

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Eloise Evelyn Garrison

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 19 60

Commission expires April 24, 1962

L. D. Richards
Notary Public

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PG 495