K 3136

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

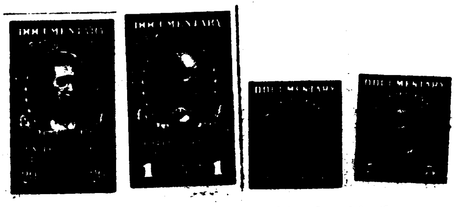
For and in consideration of the sum of Ten and no/100 (10.00)----------
----------DOLLARS
and other good and valuable consideration cash in hand paid by John E. Pate and wife, Ruth B.Pate receipt of all of which is hereby acknowledged.

We, Frank G. Phelps and wife, Mary Louise Phelps
have bargained and sold, and by these presents do transfer and convey unto the said John E. Pate and wife, Ruth B.Pate
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Brook Meade Section I, of record in Book 2133, page 77, Register's Office for said County, and described as follows:

Beginning at a point in the north margin of Davidson Road at the corner of Lots 44 and 45; thence with the line between said lots, northerly 207 feet to a point; thence easterly 200 feet to the west margin of Brownlee Drive; thence with the margin of the same, southerly 182 feet to the beginning of a curve; thence around said curve southwesterly 39.3 feet to the north margin of Davidson Road; thence with the margin of the same westerly 175 feet to the point of beginning.

Being the same property conveyed to Frank G. Phelps and wife, Mary Louise Phelps, by deed from John W. Overby, of record in Book 2483, page 45, 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 John E.Pate and wife, Ruth B.Pate
their heirs and assigns, forever.

And we do covenant with the said John E. Pate and wife, Ruth B.Pate
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.

And we, Frank G. Phelps and wife, Mary 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 John E. Pate and wife, Ruth B. Pate
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of October, 1960

Augustin O. Bonsby
Frank G. Phelps
Mary Louise Phelps

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