For and in consideration of the sum of Twenty Two Hundred Fifty ($2250.00) and no/100 - - - - - - - - - DOLLARS

cash in hand paid by Kelly E. Collins and wife, Lera Collins, receipt whereof is hereby acknowledged,

I, Mattie Phelps, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said Kelly E. Collins and wife, Lera Collins, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lots 1521 and 1523 in Block No. 51 in Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for said County.
Said lots 1521 and 1523 join each other and front together 60 feet on the North side of California Avenue and extend back northwardly between parallel lines 150 feet to an alley, being the same property conveyed to O. B. Phelps and wife, Mattie Phelps by deed of Exum Vaden and wife, Callie B. Vaden, by deed of record in Book 563, page 380, Register's Office for said County, the said O. B. Phelps having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kelly E. Collins and wife, Lera Collins, their *heirs and assigns, forever.*

And I *do covenant with the said* Kelly E. Collins and wife, Lera Collins, *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, Mattie 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* Kelly E. Collins and wife, Lera Collins, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 28th *day of* November, 19 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mattie Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [signature], *a Notary Public in and for said County and State,* Mattie Phelps, a widow,

the within named bargainor, 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* 28 *day of* November 19 60

Commission expires July 22, 1961 [signature] *Notary Public*

14673

WARRANTY DEED

FROM

MATTIE PHELPS

TO

KELLY E. COLLINS, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of Nov A.D. 1960
at 12:49 o'clock P M
Noted in Book 27 Page 409
Recording Fee $2.00
JAMES P. WILSON, Register

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