$12,950.00 30513
G-162285

WARRANTY DEED

FROM
EDWIN A. PHELPS AND WIFE,

PERNIE E. PHELPS
TO
GEORGE E. STROUD AND WIFE,

EVELYN L. STROUD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 17th day of March, A. D. 1959
at 2:20 o'clock P. M.
Noted in Book 98 Page 284
Recorded in Book Page
Recording Fee $2.00
Jno. M. Keeton County Register
By Dept. Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

ACKNOWLEDGMENTS, INC.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of $10.00

---TEN AND NO/100--- DOLLARS

Cash paid by George E. Stroud and Wife, Evelyn L. Stroud, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said George E. Stroud and Wife, Evelyn L. Stroud of $9,860.70 being the unpaid principal balance of a Note for $10,250.00 dated August 22, 1958, with interest at the rate of 4-3/4% per annum and a service charge of ½% per annum computed monthly on the unpaid balance. Said principal, interest and service fee shall be payable at the rate of $64.50 per month, to be applied first to interest and service fee on the unpaid balance of said note, and the remainder to the principal until said note is paid in full, secured by Deed of Trust executed by Edwin A. Phelps and Wife, Pernie E. Phelps, to Louis Leftwich, Jr. Trustee, dated August 22, 1958, filed August 28, 1958, and recorded in Book 2825, Page 125, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings and Loan Association of Nashville, the payment of said Note.

We, Edwin A. Phelps and Wife, Pernie E. Phelps

have bargained and sold, and by these presents do transfer and convey unto the said George E. Stroud and Wife, Evelyn L. Stroud

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. 482 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, Pages 128 and 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 482 fronts 178 feet on the northwesterly side of Ridgemont Drive, and runs back 105.9 feet on the northeasterly line and 246.7 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 229.2 feet.

Being the same real property conveyed to Edwin A. Phelps and Wife, Pernie E. Phelps by deed from Thomas W. Batey, dated August 22, 1958, filed August 28, 1958, and recorded in Book 2802, Page 241, Register's Office for Davidson County, Tennessee.