BK 3226

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND AND NO/100 ---------- ($10,000.00) ---------- **DOLLARS**

Cash in hand paid by Troy H. Akers and wife, Doy Jean Akers, the receipt of which is hereby acknowledged, we,

JIM D. PHELPS AND WIFE, ALMA LOUISE PHELPS

have bargained and sold, and by these presents do transfer and convey unto the said TROY H. AKERS AND WIFE, DOY JEAN AKERS

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. 88 on the Map of Richland Meadow Subdivision, Section II, as of record in Book 2013, page 72, Register's Office for said County.

Said Lot No. 88 begins at a point in the easterly margin of Meadow Crest Road, the common front corner of Lots Nos. 87 and 88; thence easterly 95.8 feet to a point, the common rear corner of Lots Nos. 87, 88 and 89; thence northerly 100 feet to a point in the southerly margin of Bon Air Circle, the common front corner of Lots Nos. 88 and 89; thence along said Circle westerly 70.8 feet to a point, the beginning of a curve; thence 39.3 feet around said curve, having a radius of 25 feet, to a point in the easterly margin of Meadow Crest Road; thence southerly 75 feet along said Road to the point of beginning.

Being the same property conveyed to Jim D. Phelps and wife, Alma Louise Phelps, by deed from James Beverly LeCroy and wife, Genia Baker LeCroy, of record in Book 2397, page 175, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Troy H. Akers and wife, Doy Jean Akers their **heirs and assigns, forever.**

And we **do covenant with the said** Troy H. Akers and wife, Doy Jean Akers **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** for 1961 taxes, which have been prorated and are hereby assumed by the purchasers.

And we, Jim D. Phelps and wife, Alma 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** Troy H. Akers and wife, Doy Jean Akers their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 31st **day of** May **, 19** 61

Jim D. Phelps

Alma Louise Phelps

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