K 3249

WARRANTY DEED G-163705

REAU E. FOLK, JR., FOLK

For and in consideration of the sum of TEN AND NO/100 **** DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

VERNON S. PHELAN and wife, ADELIA PHELAN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HOMER WODFIN BURNS and wife, EVIE LEE BURNS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 32, 34 and 36 in Block 99 of Plan No. 1 of West Nashville, of record in Book No. 57, pages 74 and 75 of the Register's Office for said County.

Said Lots Nos. 32, 34 and 36 front together 75 feet on the west side of 49th Avenue, formerly 8th Street, and run back between parallel lines, 150 feet to a 25-foot alley.

Being the same property conveyed to Vernon S. Phelan by deed from Mattie Phelan, of record in Book 2693, page 181, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1961 taxes, which have been prorated and assumed by the Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 26th day of June, 19 61.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Vernon S. Phelan and wife, Adelia Phelan,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of June, 1961.

My commission expires: May 28, 1963

William L. Haggerty
Notary Public

State

WARRANTY DEED
WDH
From VERNON S. PHELAN ET UX
To HOMER WODFIN BURNS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

8:40 AM JUN 27 1961
RECORDED
$2.00
JAMES P. WILSON, REGISTER
By [illegible] D.C.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

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