K 3278

# DEED

FOR AND IN CONSIDERATION of Forty-Five Hundred ($4,500) Dollars, cash in hand paid by the City of Nashville, Acting by and Through the Electric Power Board of said City, to Morris R. Phelps and wife, Mary E. Phelps, the receipt of which is hereby acknowledged, Morris R. Phelps and wife, Mary E. Phelps, have this day bargained and sold and do hereby transfer and convey unto the City of Nashville, Acting by and Through the Electric Power Board of the City of Nashville, its successors and assigns, in fee simple, a certain tract or parcel of land lying and being in the First Civil District of Davidson County, Tennessee, and more particularly described as follows:

> Being Lot No. 56 on the Map of Dr. V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 56 fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines with the northerly margin of Grace Avenue, 174½ feet to an alley. Being the same real property conveyed to Morris R. Phelps and wife, Mary E. Phelps, by deed from Woodrow Williamson and wife, Gracie Lee Williamson, dated November 10, 1960, filed November 10, 1960, and recorded in Book 3159, page 137, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described real estate, together with all appurtenances thereto belonging, unto the City of Nashville, Acting by and Through the Electric Power Board of said City, its successors and assigns forever.

Morris R. Phelps and wife, Mary E. Phelps, covenant with the City of Nashville that they are lawfully seized and possessed of said real estate, have a good and lawful right to sell and convey the same, that it is free and unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantors, Morris R. Phelps and wife, Mary E. Phelps, have hereunto subscribed their names this 14 day of August, 1961.







Morris R. Phelps

Mary E. Phelps

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