3346

MADISON TITLE COMPANY

WARRANTY DEED

For and in consideration of the sum of ONE AND NO/100---------- DOLLARS ($1.00), cash in hand paid by Jack Thomas Webb and wife, Lou Iris Webb, the love and affection which we have for our daughter and son-in-law, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

C. H. PHELAN AND WIFE, RUBY IRENE PHELAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JACK THOMAS WEBB AND WIFE, LOU IRIS WEBB

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:

A small tract of land in the 10th Civil District of Davidson County, Tennessee, located on the East side of Brick Church Pike about one mile Northeast of Shaw Road, described as follows:

Beginning at a point in the center of Brick Church Pike and thence with the center of said Pike South 37° West 105 feet to a point; thence with a county ditch South 42° 30' East 200 feet to a point; thence North 37° East 104 feet to a point; thence North 42° 30' West 200 feet to the point of beginning; containing 0.49 acres, according to a survey by C. J. Carney, Surveyor, made on the 10th day of October, 1961.

Being part of the C. H. Phelan 39 acre tract, willed to him by his father, J. W. Phelan, as of record in Book 447, page 641, Register's Office for Davidson County, Tennessee.

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.

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 whomsoever.

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 10th day of March, 19 62

C. H. Phelan

Ruby Irene Phelan

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. H. PHELAN AND WIFE, RUBY IRENE 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 12th day of March, 19 62

J. W Powers
Notary Public

My commission expires: 3/11/63

88375

WARRANTY DEED

From C. H. PHELAN AND WIFE, RUBY IRENE PHELAN

To JACK THOMAS WEBB AND WIFE, LOU IRIS WEBB

Mail: Mitten Webb Rt 2 Box 42 Madison

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of Mar A.D. 19 62 at 12:22 Block 10 Plat 355
Noted in Book Page
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee