K 3406

For and in consideration of the sum of ($10.00) TEN AND NO/100 DOLLARS cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Robert Y. Phelan, Sr., and wife, Flora K. Phelan

have bargained and sold, and by these presents do transfer and convey unto the said J. R. Horne and wife, Wyellene M. Horne, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 34 on the Map of Section I, Seven Hills, as of record in book 2133, page 81, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Belmont Park Terrace at the corner of lots 33 and 34; thence with the line between said lots, easterly 249.3 feet to a point; thence with the margin, northerly 205 feet to the south margin of Harding Place; thence with the margin of the same, westerly 259.7 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the east margin of Belmont Park Terrace; thence with the margin of the same, southerly 167.4 feet to the point of beginning.
Being the same real property conveyed to Robert Y. Phelan, Sr., and wife, Flora K. Phelan, by deed from Woodhaven Homes, Incorporated, dated January 28, 1955, filed January 31, 1955, and recorded in book 2341, page 143, said Register's Office.

This conveyance is made subject to restrictions of record in book 2249, page 192, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along easterly line of premises, anchor easement at northwest and southwest corners of premises, 75-foot building set-back line from Belmont Park Terrace and Harding Place, of record in book 2133, page 81, Register's Office, 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 said J. R. Horne and wife, Wyellene M. Horne, their heirs and assigns, forever.

And we do covenant with the said J. R. Horne and wife, Wyellene M. Horne, 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 the 1962 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And we, Robert Y. Phelan, Sr., and wife, Flora K. Phelan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. R. Horne and wife, Wyellene M. Horne, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of July, 19 62. ~~the corporate party of may hereto caused the same to be signed hereto by its duly authorized officers on said day and date.~~

Robert Y Phelan Sr
Flora K. Phelan

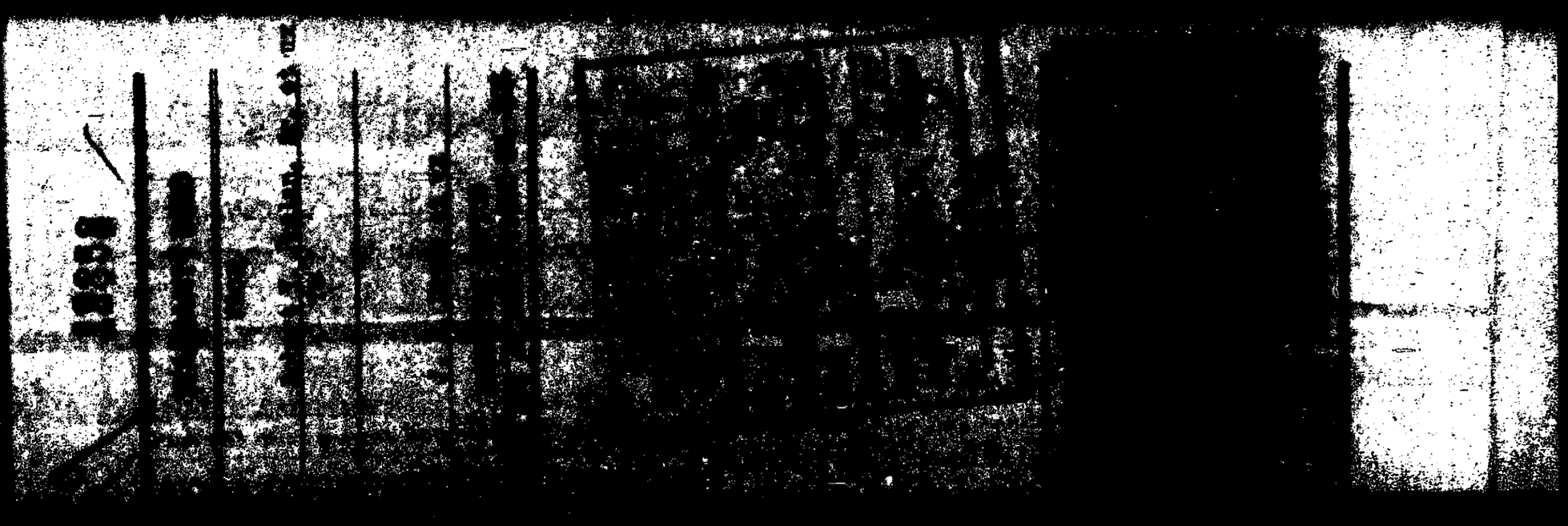
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, R. R. Robert Y. Phelan, Sr., and Flora K. Phelan, the within named bargainor OR bargainors, 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 19th day of July, 19 62.

Hugh J Bradley Notary Public

Commission expires April 22, 1963.



G 499