K 3462



TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $----------($10.00)----------
----------Ten and No/100----------DOLLARS
Cash in hand paid by Grover V. Hutcherson and wife, Pauline M. Hutcherson and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, William F. Phelps and wife, Vera B. Phelps,

have bargained and sold, and by these presents do transfer and convey unto the said Grover V. Hutcherson and wife, Pauline M. Hutcherson, 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. 73 on the Map of Section Three, Woodycrest, as of record in Book 2083, page 21, Register's Officer for said County, and described as follows:
Beginning at a point in the southerly margin of Polk Avenue at the corner of Lots 72 and 73; thence with the line between said lots, southerly 140 feet to a point; thence westerly 135 feet to the easterly margin of Whitney Avenue; thence with the margin of the same, northerly 109 feet to the beginning of a curve; thence around said curve, northeasterly 30.57 feet to the south margin of Polk Avenue; thence with the margin of the same, easterly 102.82 feet to the beginning.
Being the same property conveyed to William F. Phelps and wife, Vera B. Phelps, by ded from Sterling Homes, Inc., as of record in Book 2148, page 451, 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 said Grover V. Hutcherson and wife, Pauline M. Hutcherson, their heirs and assigns, forever.

And we do covenant with the said Grover V. Hutcherson and wife, Pauline M. Hutcherson, 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 taxes which have been pro-rated and assumed by the purchasers.
And we, William F. Phelps and wife, Vera B. 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 Grover V. Hutcherson and wife, Pauline M. Hutcherson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of November 1962

SIGN HERE → William F. Phelps
William F. Phelps
Witnesses: Vera B. Phelps
Jean T. Vaughn Louise Bolton Vera B. Phelps

STATE OF TENNESSEE } Lake City, Fla
DAVIDSON COUNTY }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named ~~William F. Phelps and wife, Vera~~ B. Phelps, the bargainor S, with whom I am personally acquainted, and who acknowledged that ~~they~~ SHE executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of November, 1962.

Commission expires: APR 12 1965

[illegible]
Notary Public

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G 187