K 3499

For and in consideration of the sum of
Two Thousand and no/100 DOLLARS ($ 2,000.00),

Cash and hand paid by Jack C. Phelps and wife, Dorothy Jane Phelps, the receipt of which is hereby acknowledged,

We, William Lawrence Davidson and wife, Dela Kathleen Davidson,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
Jack C. Phelps and wife, Dorothy Jane Phelps,

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 in the 6th(formerly the 9th) Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, June 10, 1954 as follows:

Beginning in the center of Paragon Mill Road, 1.3 feet easterly from the property conveyed to J. F. Pelts and wife by deed from William Travis, of record in Book 2595, page 350, said Register's Office; thence south 5 Degrees east 487 feet to an iron pin; thence south 4° Degrees 30' west 97 feet to a 12 inch box elder; thence North 85 Deg. West 490 feet, more or less to a point in the center of Paragon Mill Road; thence with the center of Paragon Mill Road, North 51 Degrees 45' east 91.5 feet to the point of beginning, containing 1 acre, more or less.
Being the same property conveyed to William Lawrence Davidson and wife, Dela Kathleen Davidson, by deed from Jack C. Phelps and wife, Dorothy Jane Phelps of record in Book 3221, Page 625, R.O.D.C., Tennessee.

Restrictive covenants in Book 2604, page 357, Said Register's Office subject to set back line and other restrictive covenants see deed in Book 195, page 482, said Register's Office. Also in Book 2604, page 357, 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.

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 4th day of January, 19 63

William Lawrence Davidson
Dela Kathleen Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Doris L. White, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Lawrence Davidson and wife, Dela Kathleen Davidson,

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

Witness my hand and official seal at Nashville, Tennessee, this, the 4 day of January, 19 63

Doris L. White
Notary Public

My commission expires: 5/5/64

Mail to Jack Phelps 517 Paragon Mill Nashville, Tenn.

WARRANTY DEED

From
WILLIAM LAWRENCE DAVIDSON ET UX

To
JACK C. PHELPS, ET UX

41882

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of JAN A.D. 1963 at 9:57 o'clock A.M.
Noted in Book 70 Page 371
Recorded in Book 2595 Page 350
Recording Fee $2.00
Register
By Deputy Reg.

THE DAVIDSON COUNTY TITLE CO. INC.
2544 Lebanon Road
NASHVILLE 14, TENNESSEE

G 389