K 3640

88661

WARRANTY DEED

FROM Joe Gibson et ux.

TO J. D. Phelps, Sr. et ux.

3220 Odlin Ave Nashville 8, Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 30 day of SEP A.D. 1968 at 2:00 o'clock P.M.
Noted in Book 1616 Page 91-2
Recording Fee $ 2.00
Register
By
Deputy Register

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of One Thousand and no/100 ---------- ($1,000.00) ---------- *DOLLARS*

cash in hand paid by J. D. Phelps, Sr. and wife, Alma Louise Phelps, the receipt of which is hereby acknowledged, and for a further consideration the said J. D. Phelps, Sr. and wife have assumed and agree to pay the unpaid balance of and original indebtedness of $4,000.00 secured by deed of trust of record in book 2564, page 281, Register's Office for Davidson County, Tennessee, and the unpaid balance of an original indebtedness of $1,190.00 secured by deed of trust of record in book 2914, page 253, said Register's Office,

We, Joe Gibson and wife, Lucille H. Gibson,

have bargained and sold, and by these presents do transfer and convey unto the said J. D. Phelps, Sr. and wife, Alma Louise Phelps, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being in South Nashville, formerly the 9th Civil District of said County, and described as follows:
Beginning at the southeast corner of 4th Avenue South, formerly Nolensville Pike and Cass Street, or Market Street, Extended; thence with the easterly margin of said Avenue, southerly 37.5 feet, more or less, to a fence, Sarah Carney's northwest corner; thence with her northerly line easterly 140 feet, more or less, to her inner corner; thence northerly, with her westerly line, 37.5 feet, more or less, to the southerly margin of Market Street, Extended; thence with the southerly margin of said Street, Extended, westerly 140 feet, more or less, to the beginning. Being the same real property conveyed to Joe Gibson and wife, Lucille H. Gibson, by deed from Nashville Cedar Company, Inc., of record in book 2144, page 85, Register's Office for said County.

This conveyance is made subject to easement for sanitary sewer granted City of Nashville by grant from Joe Gibson and wife, of record in book 2651, page 480, said Register's Office.

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