BK 3679

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 13 D 17380
SEND TAX NOTICES TO: James D. Phelps
ADDRESS: 3220 Alpine Avenue - Nashville, Tennessee

For and in Consideration of the sum of Three Thousand, Seven Hundred Fifty & No/100 ---------- ($3,750.00) ---------- DOLLARS

Cash in hand paid by James D. Phelps and wife, Alma Louise Phelps, the receipt of which is hereby acknowledged, the undersigned, Southern Publishing Association of Seventh Day Adventists, Inc., through its properly authorized officers

has bargained and sold, and by these presents do transfer and convey unto the said James D. Phelps 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 Lot No. 19 and the north 75 feet of Lot No. 20, on the plat known as Alpine Terrace, as of record in Book 421, Page 131, Register's Office for said County.

Beginning at a point in the east margin of Alpine Park Avenue, said point being 178 feet north from the intersection of said Avenue and Powell Street; thence northerly along the east margin of Alpine Park Avenue, 279 feet to a point where said avenue and Robert Street intersects; thence North 59° East 123 feet to a point in the southerly margin of Goodrich Street; thence eastwardly 406 feet to a point; thence southwardly 340 feet to a point in the east line of Lot No. 20, as shown on said plan; thence westwardly 408 feet, more or less, to the point of beginning. Being part of the same property conveyed to Southern Publishing Association of Seventh Day Adventists, Inc., by deed from F. E. Pfeiffer, a single person, of record in Book 2480, Page 563, Register's Office for Davidson County, Tennessee.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS:
No. Street City Zone State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Phelps and wife, Alma Louise Phelps, their heirs and assigns, forever.

And we do covenant with the said James D. Phelps and wife, Alma Louise Phelps 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.

And said Southern Publishing Association of Seventh Day Adventists, Inc., through its duly authorized officers do further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said James D. Phelps and wife, Alma Louise Phelps, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of January, 1964

ATTEST: C. W. Higgins
Secretary

Southern Publishing Association of Seventh Day Adventists, Inc.

By: R. H. Pierce
Vice-President

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