STATE TAX $ 12.75
PROBATE .50
TOTAL $ 13.25

JUL 10 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

MID JUL 10 1964

CC

WARRANTY DEED

FROM

J. D. PHELPS AND WIFE,

ALMA R. PHELPS

TO

ROBERT SCOTT, JR., AND WIFE,

MARY SCOTT

4 1 1 9 9

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

Jul 10 11 08 AM '64

NOTED FOOT 102 PAGE 452
RECORDING FEE $ 2.50
DEP. REG. JM

Attorneys
TITLE COMPANY, INC.
NASHVILLE, TENN.

MAIL TO BILL MARSHALL REALTY - 3522 - RICHARDSON AVE

BOOK 488 PAGE 853

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____

SEND TAX NOTICES TO: _____

ADDRESS: _____

For and in Consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration, the grantees Robert Scott, Jr., and wife, Mary Scott have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a Deed of Trust, Executed by Paul Smith and wife, Ruby Smith, to C. H. Briley, Jr., Trustee, of record in Book 3034, page 113, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.



We, J. D. Phelps and wife, Alma R. Phelps

have bargained and sold, and by these presents do transfer and convey unto the said Robert Scott, Jr., and wife, Mary Scott

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, described from a copy of a survey by Hal R. Swann, Jr., dated April, 1960, as follows:

Beginning on the westerly margin of Buena Vista Pike, formerly Hamilton Road at the southeast corner of the property conveyed to Charles A. Barnes and wife, of record in Book 616, page 18, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said Road, southwardly 50 feet; thence at right angles westwardly 276.5 feet, more or less to the easterly margin of Goodrich Avenue; thence with said Avenue, northwardly 50 feet to the southwest corner of said Barnes property; thence with said Barnes southerly line, eastwardly 276.5 feet, more or less, to the beginning.

Being the same property conveyed to J. D. Phelps and wife, Alma R. Phelps, by deed from Paul Smith and wife, Ruby Smith, of record in Book 3316, page 95, Register's Office for 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 Robert Scott, Jr., and wife, Mary Scott their heirs and assigns, forever.

And we do covenant with the said Robert Scott, Jr., and wife, Mary Scott 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 as hereinabove set out.

And we, J. D. Phelps and wife, Alma R. 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 Robert Scott, Jr., and wife, Mary Scott, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 10TH day of July, 1964

J. D. Phelps

Alma R. Phelps

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Marie Meade, a Notary Public in and for said County and State, the within named J. D. Phelps and wife, Alma R. Phelps

the 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 ... day of July, 19 64

Marie Meade, Notary Public

Commission Expires My Commission Expires Nov. 18, 1967

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ...

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

Witness my hand and official seal at ..., this ... day of ..., 19....

..., Notary Public

Commission Expires ...

STATE OF TENNESSEE
Davidson County

Before me, ..., a Notary Public within and for the State and County aforesaid, personally appeared ... and ... with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the ... and ... respectively of the ... the within named bargainor, a corporation, and that (he / they) as such ... and ..., being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said ... as such ..., and attesting the same by the said ... as such ...

Witness my hand and official seal at office at ... on this the ... day of ..., 19....

My commission expires ...

Notary Public