TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

(NAME)

(STREET ADDRESS)

(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

BOOK 3796 PAGE 49

For and in consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated January 3, 1963, executed by Edwin Baker Phelan and wife, Brabara S. Phelan, payable to Murphree Mortgage Company, for the original principal sum of $14,300.00, with interest at 5-1/4% per annum, both principal and interest payable $78.97 monthly, beginning February 1, 1963, balance due January 1, 1993, and secured by Deed of Trust of record in Book 3517, page 221, Register's Office for Davidson County, Tennessee

we, EDWIN BAKER PHELAN AND WIFE, BARBARA S. PHELAN,

have bargained and sold, and by these presents do transfer and convey unto the said DORIS F. LANIUS, her

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

Being Lot No. 579 on the Plan of Section XIV, Caldwell Hall, as of record in Book 3300, page 77, Register's Office for said County.

Said Lot No. 579 fronts 90 feet on the westerly side of Briarwood Drive and runs back 215 feet on the northerly line and 187 feet on the southerly line, to a dead line in the rear on which it measures 94.3 feet.

Being the same property conveyed to EDWIN BAKER PHELAN AND WIFE, BARBARA E. PHELAN, by deed from The Kennedy Corp., of record in Book 3499, page 275, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, and in Book 3423, page 100, as amended in Book 3436, page 335; and as to the easements and limitations shown on the Map of record in Book 3300, page 77, Register's Office for said County.

This is ( ) unimproved ( ) improved property, known as (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 24th day of July 19 64

Edwin Baker Phelan

X Barbara S. Phelan

Barbara S. Phelan

STATE TAX $ 21.00

PROBATE .50

TOTAL $ 21.50

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named EDWIN BAKER PHELAN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of July 19 64

JUL 30 1964

R. E. WORRALL
COUNTY COURT CLERK

PAID JUL 30 1964
CT

Commission expires May 1, 1966 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

44040

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 30 2 41 PM '64

NOTED, BOOK 109 PAGE 609

RECORDING FEE 2.00

DEP. REG. M

Warranty Deed
G-172119-E

From EDWIN BAKER PHELAN ET UX

To DORIS F. LANIUS

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

Book 3796 Page 49

STATE OF ~~TENNESSEE~~ ALABAMA
~~XXXXXXX~~ COUNTY

Personally appeared before me, Carl J Brice, a Notary Public in and for said County and State, the within named BARBARA S. PHELAN the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mobile, Alabama ~~Tennessee~~.

this 27 day of July, 1964

Commission expires March 4 - 1967 Notary Public Carl J Brice

NOTARY PUBLIC

TENNESSEE TITLE COMPANY