TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Harold L. Phelps and wife, Ollie K. Phelps (NAME)	First Federal Savings (NAME)	W11-8545
3314 Clifton Road (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	BOOK 3899 PAGE 186
Nashville, Tennessee 37209 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

For and in consideration of the sum of ----------($10.00)---------- DOLLARS
----------Ten and No/100----------
cash in hand paid by Harold L. Phelps and wife, Ollie K. Phelps

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,
Eustach Vincent Dench, Jr. and wife, Jacquelyn C. Dench

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of College Hill, Section 4, as of record in Book 2330, page 31, Register's Office for said County.

Said Lot No. 99 fronts 58.02 feet on the northerly side of Clifton Avenue, and extends back 131.8 feet on the westerly line and 131.4 feet on the easterly line, to a dead line in the rear on which it measures 58 feet.

Being the same property conveyed to Eustach Vincent Dench, Jr., by deed from Foster A. Carr, unmarried, as of record in Book 2642, page 109, and by deed from Barbara Dench, as of record in book 3874, page 870, both in said Register's Office.

This conveyance is made subject to restrictive covenants, easements and set-back lines applicable to said property and taxes for the year 1965 which have been pro-rated and assumed by the purchasers.

Eustach Vincent Dench, Jr. and Eustace Vincent Dench, Jr. being one and the same person.

This is unimproved ( ) improved (X) property, known as 3314 Clifton Road, Nashville, Tennessee 37209
(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 4th day of June, 1965

Eustach Vincent Dench, Jr.

Jacquelyn C. Dench

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Eustach Vincent Dench, Jr. and wife, Jacquelyn C. Dench, 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 4th day of June, 1965

Commission expires ... Notary Public ...

TENNESSEE TITLE COMPANY

PUT REVENUE STAMPS HERE:

TAX $ 1.65

PUT COUNTY COURT CLERK'S STAMP HERE:

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
JUN 7 1965
50
TOTAL

83811

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 7 3 48 PM '65

NOTED FOR ... BOOK 111 PAGE 75
RECORDING FEE $ 2.50
DEP. REG. ...

REGISTER STAMP BELOW

Warranty Deed

FROM
EUSTACH VINCENT DENCH, JR. AND WIFE, JACQUELYN C. DENCH

TO
HAROLD L. PHELPS AND WIFE, OLLIE K. PHELPS

PLEASE MAIL TO - Mr. Harold Phelps, 3314 CliftonRoad, Nashville, Tenn.

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