WARRANTY DEED

BOOK 3978 PAGE 624

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. H. Phelan, Jr. et ux.	T. H. Phelan, Jr.	3D-45525
(NAME:) 2636 Windemere Drive	(NAME:) 2636 Windemere Drive MAP	84-07
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee Par.	2
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MS

For and in Consideration of the sum of Twenty Eight Thousand Two Hundred Fifty and no/100 ---------- ($28,250.00) ---------- *DOLLARS*

of which $4,324.62 has been paid in cash by T. H. Phelan, Jr. and wife, Katy Smotherman Phelan, the receipt of which is hereby acknowledged, and for the remainder the said T. H. Phelan, Jr. and wife have assumed and agree to pay the unpaid balance of $23,925.38 of an original indebtedness of $24,300.00 secured by deed of trust of record in book 3837, page 89, and assigned in book 3837, page 974, Register's Office for Davidson County, Tennessee,

We, Jack H. Mathews and wife, Virginia J. Mathews,

have bargained and sold, and by these presents do transfer and convey unto the said T. H. Phelan, Jr. and wife, Katy Smotherman Phelan, 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. 121 on the Plan of Sunny Acres, Section 4, as of record in book 2900, page 2, Register's Office for said County.
Said lot No. 121 fronts 110 feet on the northerly side of Windemere Drive and extends back between lines 306 feet on the easterly line and 335 feet on the westerly line to a dead line in the rear, measuring 161 feet thereon.
Being the same real property conveyed to Jack H. Mathews and wife, Virginia J. Mathews, by deed from Dean M. Dobbs and wife, of record in book 3901, page 165, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along easterly and rear lines of premises, 40-foot building setback line from Windemere Drive and conditions of owners certificate, as shown on plan of record in book 2900, page 2, Register's Office for said County; and to restrictive covenants of record in book 2910, page 86, said Register's Office.

This Instrument Was Prepared By
Dewey W Pedigo
Of The Law Firm Pedigo & Sanidon
Stahlman Building: Nashville, Tennessee

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said T. H. Phelan, Jr. and wife, Katy Smotherman Phelan, their .....*heirs and assigns, forever.*

And we *do covenant with the said* T. H. Phelan, Jr. and wife, Katy Smotherman Phelan *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 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* T. H. Phelan, Jr. and wife, Katy Smotherman Phelan *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* January, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jack H. Mathews

Virginia J. Mathews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Jack H. Mathews and wife, Virginia J. Mathews,

the bargainor, 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 13th day of January, 19 66.

Alice McMahon, Notary Public.

Commission Expires April 25, 1966

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

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

.....
Notary Public

Commission Expires.....

Return to
GUAR. TI
1875 42

WARRANTY DEED

FROM

Jack H. Mathews et ux.

TO

T. H. Phelan, Jr. et ux.

14047

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 14 3 28 PM '66

HOTED BOOK 3946 PAGE
RECORDING FEE $ 2.00
DEP. REG.

Compliments of

Company

e Company
ting
Union
ISSER

STATE TAX $ 42.38
PROBATE
TOTAL $ 42.88

JAN 14 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID JAN 14 1966
CT