TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS

(NAME)

(STREET ADDRESS OR ROUTE NUMBER)

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

SEND TAX BILLS TO

Dobson & Johnson, Inc.
(NAME)

J. C. Bradford Building
(STREET ADDRESS)

Nashville, Tennessee
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

Map 117-C
Pc. 6

BOOK 4513 PAGE 594

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and received, and other good and valuable considerations, including agreement by the ~~DOLLARS~~ hereinafter-named grantees to assume and pay the balance now owing upon one promissory note dated October 6, 1965, in the original principal amount of $15,000.00, and made payable to Dobson & Johnson, Inc., which note is secured by a lien on the property herein conveyed and is more fully described in the Deed of Trust from Bradford H. Ward and wife, to Albert Wm. Johnson, Trustee, of record in Book 3945, page 108, Register's Office for Davidson County, Tennessee; we,

WILLIAM GEORGE KIEFFER AND WIFE, MARGARET ANN KIEFFER,

have bargained and sold, and by these presents do transfer and convey unto the said grantees,

J. D. PHELPS, JR. AND WIFE, MARIA TERESA PHELPS

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

Being Lot No. 22 on the Plan of Merrymont Acres, Section One, of record in Book 3700, page 17, Register's Office for Davidson County, Tennessee. Said Lot No. 22 fronts 125 feet on the northerly side of Highway 70 South and runs back between lines, 620.1 feet on the westerly line and 406.3 feet on the easterly line to a dead line in the rear on which it measures 249.28 feet. Being the same property conveyed to William George Kieffer and wife, Margaret Ann Kieffer, by deed from Bradford H. Ward and wife, as of record in Book 4372, page 866, said Register's Office.

This conveyance is subject to recorded restrictions, easements and setback lines applicable to said property, and to taxes for 1971.

unimproved ( )
This is improved (X) property, known as 8232 Highway 70-S, Nashville, Tennessee
(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 19 day of June, 19 71.

William George Kieffer

Margaret Ann Kieffer

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, D. A. Cwiertte, a Notary Public in and for said County and State, the within named William George Kieffer and wife, Margaret Ann Kieffer 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 19 day of June, 19 71

Commission expires My Commission Expires May 22, 1974 Notary Public D. A. Cwiertte

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
WILLIAM GEORGE KIEFFER AND WIFE,
MARGARET ANN KIEFFER

TO
J. D. PHELPS, JR. & WIFE,
MARIA TERESA PHELPS

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

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

FORM NO. 1004 - MERRITT

File First Federal

320023

IDENTIF. REFERENCE

Jun 22 3 00 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN22	CONV	34,000.00				
JUN22	S TAX		A*	88.40		
JUN22	PR FEE		A*	.50		
JUN22	W DEED		A*	3.00	*	91.90

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 34,000.00

Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 22 day of June, 1971.

Notary Public, in and for the aforesaid State and County

My commission expires: Feb. 3, 1974