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PW

SEND TAX BILLS TO: Mr. Herbert A. Phelps
2851 Blue Brick Drive
Donelson, Tennessee 37214

Buyer:
Hoyal F. Johnson
1305 W. Main - Lebanon, Tenn

This Instrument
Prepared By The
Law Firm Of
WOOLARD & BISHOP
Lebanon, Tennessee

DEED

BOOK 4783 PAGE 380

For and in consideration of the sum of ONE DOLLAR ($1.00), and the love and affection which we have for HOYAL F. JOHNSON, we, HERBERT A. PHELPS and wife, OLENE F. PHELPS, have bargained and sold, and do hereby transfer and convey unto the said HOYAL F. JOHNSON, his heirs and assigns, subject to our life estates, a certain lot or parcel of land situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the northerly parts of Lots Nos 1 and 2 on the Map of Section One, Clover Bottom Subdivision, as of record in Book 1424, Page 50, Register's Office for said County, and described as follows:
Beginning at a point in the southwest intersection of Stewart's Ferry Road and the Tennessee Central Railroad right-of-way; thence with the margin of said railroad right-of-way southwesterly 159.5 feet to a point; thence northwesterly 235 feet, more or less, to the easterly margin of Blue Brick Drive; thence with the margin of the same, northerly 84.95 feet to the beginning of a curve; thence with said curve northeasterly 32.5 feet to the southerly margin of Stewart's Ferry Road; thence with the margin of the same, easterly 290 feet to the beginning, being the same property that was conveyed to the said Herbert A. Phelps and wife, Olene F. Phelps, by deed from W.H. Freeman and Noel B. Nokes, d/b/a Freeman & Nokes, of record in Book 2043, Page 280, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said HOYAL F. JOHNSON, his heirs and assigns, subject to our life estates, forever.

WE COVENANT with said grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the property is clear and unencumbered; and we will forever warrant and

defend the title thereto against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of JANUARY, 1974.

C 39831

IDENTIF. REFERENCE

JAN 25 11 22 AM '74

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Herbert A. Phelps

Olene F. Phelps

JAN25 CONV 18,000.00

STATE OF TENNESSEE A* 46.80

JAN25 PR'FEE A* .50

COUNTY OF WILSON W'DEED A* 4.00 * 51.30

Personally appeared before me, the undersigned, a Notary Public for and in said state and county, the within-named bargainors, HERBERT A. PHELPS and wife, OLENE F. PHELPS, with both of whom I am personally acquainted, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of JANUARY, 1974.

Notary Public

My commission expires: 8-10-77

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $18,000. Affiant Herbert A. Phelps

Subscribed and sworn to before me this 25th day of January 1974

Deputy Register