BOOK 4898 PAGE 706

This instrument prepared by
J. K. WOODALL, Attorney at law
223 [illegible]
MADISON, Tenn. 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe T. Neely et ux	SAME	
(NAME)	(NAME)	
Rt. 2, River Road		Map 101
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		Par. 26
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- Dollars,

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of and agreement to pay by the grantees the balance owing on a note, dated July 19, 1974, in the principal amount of $12,000.00 and secured by a Deed of Trust of record in Book 4836, page 172 said Register's Office to which reference is here made for a more complete description of said note,

We, Orman P. Phelps and wife, Violet Phelps and William S. Perry and wife, Doris B. Perry

have this day bargained and sold, and do hereby transfer and convey unto the said

Joe T. Neely and wife, Ruth M. Neely,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Lying and being in the 8th, formerly 12th, Civil District of said County, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 9 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:
Beginning at a point on the northerly margin of a 40 foot private roadway, the common corner of Lots 8 and 9; thence with the margin of said roadway, South 73 1/2° East 100 feet to a corner of Lot 10; thence with the line between Lots 9 and 10, northerly 218.16 feet more or less to the low water mark of Cumberland River; thence with low water of said river, approximately North 73° west to a corner of Lot 8; thence with the line between Lots 8 and 9; southerly 226.33 feet more or less to the beginning.

Being the same property conveyed to William S. Perry by deed from Maurene L. Mitchell Palmore and husband, Edward E. Palmore, of record in Book 4604, page 656, Register's Office Office for Davidson County, Tennessee; and further being the same property a one-half undivided interest was conveyed by William S. Perry to Orman P. Phelps of record in Book 4834, page 795, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,000.00

Subscribed and sworn to before me, this the 21st day of MARCH 1975

Affiant Mrs. Ruth Neely

My commission expires: OCT 15, 1975 (Affix Seal)

Notary Public John R. Hopkins

NOTARY PUBLIC JOHN R. HOPKINS AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as Rt. 2, River Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees

their (successors),

heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said

Grantees

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 21st day of MARCH 1975 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Orman P. Phelps

Violet Phelps

William S. Perry

Doris B. Perry

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Orman P. Phelps and wife, Violet Phelps and William S. Perry and wife Doris B. Perry

the within named bargainor...S, 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, Tenn *this* 21st *day of* March, *19*75

Commission expires Oct. 18, 1975 John R. Hopkins *Notary Public*

JOHN R. HOPKINS NOTARY PUBLIC STATE AT LARGE TENNESSEE

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 .....

WARRANTY DEED

FROM

Orman P. Phelps et ux & William S. Perry et ux

TO

Joe T. Neely et ux

C 9 1 8 1 6

IDENTIF. REFERENCE

MAR 25 12 14 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

MAR 25 75	CONV	25,000.00				
MAR 25 75	S'TAX		A*	65.00		
MAR 25 75	PR'FEE		A*	.50		
MAR 25 75	W'DEED		A*	4.00	*	69.50

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115