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COUNTY COURT CLERK'S DEED

60836

M. 13/ P. 19 PW

THIS INDENTURE made this the 6th day of January, 1976, between

R. E. Worrall, Clerk of the County Court at Nashville, for Davidson County, Tennessee, and

Howard Phelps and wife, Beatrice Eudell Phelps

WITNESSETH

That by a decree of said Court in the cause of

Mrs. Fairy Eddine Richardson, et al vs. Ola Mai Blessing Bugg, et al

and entered on page 60 of Minute Book 240, title to the hereinafter described land was vested in the purchaser S, the said Howard Phelps and wife, Beatrice Eudell Phelps

and whereas the Clerk is directed to execute and acknowledge a deed of conveyance to the said purchaser S; and whereas the said Howard Phelps and wife, Beatrice Eudell Phelps

ha ve complied with their bid according to the terms of said decree by paying into Court the sum of

Nine Thousand Fifty and no/100 ($9,050.00) Dollars

NOW, THEREFORE, in order to carry into effect said decree, and in consideration of the sum of ~~Six Dollars~~ Fifteen Dollars paid to the said Clerk, R. E. WORRALL, the receipt of which is hereby acknowledged, the said R. E. WORRALL, as such Clerk doth hereby transfer and convey to the said Howard Phelps and wife, Beatrice Eudell Phelps, their heirs and assigns forever, all right, title and interest of all the parties to this suit in and to said tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land lying and being in the Third Civil District of Davidson County, Tennessee, described according to a survey by L. C. Petty, dated February 8, 1973, as follows:

Beginning at the original point described in the Chancery Court Decree of Davidson County, Tennessee, in Minute Book 169, Page 432, as "a cedar tree;" thence running North 83 degrees 50 minutes West 77 feet to a point designated in said Decree as an Elm Tree;" thence North 12 degrees 35 minutes East 453 feet to a point; thence North 83 degrees 35 minutes West 276 feet to a point in the easterly margin of Waggoner Road, formerly "line of Pulley and Goodwin, the easterly margin of an unnamed lane;" thence North 5 degrees East 524 feet with said Waggoner Road to a point in a line designated in said Decree as "the North line of the original tract;" thence South 84 degrees 11 minutes East 451 feet with the line aforesaid in the previous call to a point, designated in said Decree as "Richardson's corner;" thence south 15 degrees 20 minutes West 215 feet to a point, corner to Charles L. Pulley; thence North 85 degrees 50 minutes West 197 feet with said Pulley and Wilbur Allen's line to a point; corner to Wilbur Allen; thence South 13 degrees 37 minutes West 158 feet with said Wilbur Allen's line to a point; corner to said Allen; thence South 85 degrees 50 minutes East 197 feet with said Pulley's and Allen's line to a point, corner to said Pulley' thence South 13 degrees 57 minutes West 615 feet to the point of beginning, containing by estimation 5 ½ acres or 239,580 square feet, more or less.

Being the same property decreed to Glenna Pulley by the Chancery Court, Part I, at Nashville, Tennessee, of record in Minute Book 169, Page 432, in the cause of Pulley vs. Pulley, Rule Number 68547, and being the same property vested in Fairy Eddine Richardson, Beatrice Udell Phelps, Edith Louise Phelps, Lillian Christine Carpenter, Ola Mai Blessing Bugg and Lawrence C. Pulley, devisees under the will of Glenna Pulley, deceased, of record in Will Book 105, Page 193, County Court Clerk's Office for Davidson County, Tennessee. (Bill for sale, P. 2; Dep. of H. Phelps, PP 2, 3 Ex. 2, 3, Attorney Title Co. G-193503)

Burger & Hat Bills
Howard Phelps etux
2130 E. Cumberland Pike. Nash. Tenn 37210

TO HAVE AND TO HOLD said land with all the hereditaments and appurtenances thereunto belonging to the said Howard Phelps and wife, Beatrice Eudell Phelps, their heirs and assigns forever.

In Witness Whereof, the said R. E. WORRALL, Clerk of the County Court as aforesaid, affixes his hand and seal on the date first above written.

Caldwell

County Court Clerk

STATE OF TENNESSEE, }
COUNTY OF DAVIDSON: }

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Personally appeared before me, Elisabeth H. Gore, a Notary Public, in and for said County and State, the within named R. E. WORRALL, Clerk of the County Court, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within deed for the purposes therein contained.

Witness my hand and official seal this the 6th day of January, 1976.

Elisabeth H. Gore
Notary Public

My Commission Expires: November 17, 1979

NOTARY PUBLIC * ELISABETH H. GORE * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4,050.00
Howard Phelps
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20th DAY OF January 1976
Deputy Register

Deed prepared by office of
R. E. Worrall,
County Court Clerk

COUNTY COURT CLERK'S DEED

R. E. WORRALL
COUNTY COURT CLERK OF DAVIDSON
COUNTY, TENNESSEE

TO

Howard Phelps and wife,

Beatrice Eudell Phelps, their

heirs and assigns forever

D 3 2 6 7 3

IDENTIFICATION REFERENCE

JAN 20 9 11 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 20 76	CONV	*9,050.00			
JAN 20 76	S'TAX		B*	23.40	
JAN 20 76	PR'FEE		B*	.50	
JAN 20 76	W'DEED		B*	4.00	* 27.90