BOOK 4931 PAGE 623

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 8-17-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis B. Apple (NAME)	SAME (NAME)	6DA24730 6DA24735
1617 Nolensville Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville Tenn 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, Ira B. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis B. Apple et ux Clarice E. Apple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lots Nos. 208 and 209 on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office, Davidson County, Tennessee.

BEING part of the same property conveyed to Ira B. Phelps by deed from Mary A. Reeves, a widow, of record in Book 4978, page 328, said Register's Office.

THIS conveyance is subject to all restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

THE said Edwina F. Phelps hereby joins in conveyance with said Ira B. Phelps, to convey any and all of her maritial rights she may have.

This is unimproved ( ) / improved (X) property, known as 2311 and 2313 Cruzen Street, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 22nd. day of January, 19 76

Ira B. Phelps — Edwina F. Phelps

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira B. Phelps et ux Edwina F. Phelps

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 22nd day of January 19 76

Commission expires 8-17-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

D 33590

WARRANTY DEED

FROM
IRA B. PHELPS

TO
LEWIS B. APPLE ET UX

File Box #12

IDENTIFICATION REFERENCE

JAN 26 3 31 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 26 76	CONV	10,000.00		
[illegible]	S'TAX		B* 26.00	
JAN 26 76	R'FEE		B* .50	
JAN 26 76	W'DEED		B* 4.00	* 30.50