WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO BOOK 4167 PAGE 775

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. A. Phelps (NAME)	United Mortgagee Servicing Corp. (NAME)	11D
309 Freda Villa (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Map 51 11
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	Par 57 M.O.

For and in consideration of the sum of Ten ($10.00) ------ **DOLLARS**

and other valuable consideration, the receipt of which is hereby acknowledged, the undersigned,

OSCAR LEE MINCHEY AND WIFE, ABBIE HUFFINE MINCHEY and JAMES WALLIE MINCHEY AND WIFE, MARY ANN MINCHEY

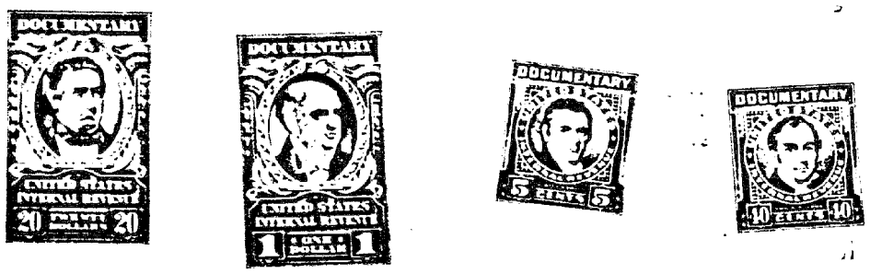
have bargained and sold, and by these presents do transfer and convey unto the said E. A. PHELPS AND WIFE, PERNIE PHELPS

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

Land in Davidson County, Tennessee, being Lot. No. 80 on the Map of Oakland Acres, Section 10, as of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80 fronts 120.0 feet on the easterly side of Freda Villa and extends back between lines 382.7 feet on the northerly line and 385.5 feet on the southerly line to a dead line in the rear, on which it measures 120.0 feet.

BEING the same property conveyed to Oscar Lee Minchey and wife, Abbie Huffine Minchey for a life estate with a fee simple remainder in James Wallie Minchey and wife, Mary Ann Minchey, by deed from Margaret Slaughter, of record in Book 3941, page 667, Register's Office for Davidson County, Tennessee.



This is (unimproved / improved) property, known as ..... (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. 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** 1st **day of** September, 1967

Oscar Lee Minchey

Abbie Huffine Minchey

James Wallie Minchey

Mary Ann Minchey

STATE TAX $ 2.97
PROBATE .50
TOTAL $ 2.47

THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

SEP 6 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

RECD SEP 6 - 67 1967

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Percy Wilkins, Jr., a Notary Public in and for said County and State, the within named Oscar Lee Minchey and wife, Abbie Huffine Minchey and James Wallie Minchey and wife, Mary Ann Minchey

the 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, Tennessee, this 5th day of September, 1967

Commission expires 1/13/69

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 / they) as such _____ and _____, 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

WARRANTY DEED

FROM OSCAR LEE MINCHEY ET AL

TO E. A. PHELPS ET UX

86820

FELIX [illegible] II REGISTER
COUNTY
TENN

SEP 6 9 01 AM '67

RECORDING FEE $ 3.00
DEP. REG. m

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Pay Wilkins
Low 1
Box 8