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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

EVERETT M. PLATER, ET UX

TO

JAMES H. PHELPS, ET UX

For draftsman's use

This Instrument was prepared by:
DODSON BATSON, Attorney
702 First Amer. Nat'l Bk. Bldg.
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. James H. Phelps (NAME)	Murphree Mortgage Company (NAME)	Map 75-3
4505 Andrew Jackson Pky. (STREET ADDRESS OR ROUTE NUMBER)	226-3rd Avenue North (STREET ADDRESS)	Par. 36
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

JAN 8 2 49 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A65497

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 22,500.00 James H. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1970.

Notary Public

MY COMMISSION EXPIRES: Aug 9, 1972

(AFFIX SEAL)

For and in Consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100---------- DOLLARS paid in cash by James H.Phelps and wife, Lila H.Phelps and other good and valuable considerations, receipt of which is hereby acknowledged, a part of which is that the purchasers have assumed and agreed to pay the balance of a loan to Murphree Mortgage Company in the approximate unpaid balance of $18,500.00,

WE, EVERETT M. PLATER AND WIFE, MARGUERITE PLATER

have bargained and sold, and by these presents do transfer and convey unto the said

JAMES H. PHELPS AND WIFE, LILA H. PHELPS

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

Being Lot No. 105 on the Plan of Tulip Grove, Section II, of record in Book 3700, page 122, Register's Office for said County, as follows:

Said Lot No. 105 fronts 90 feet along the southeasterly margin of Andrew Jackson Parkway and extends back between lines measuring 182.41 feet on the northeasterly line and 167.41 feet on the southwesterly line, to a broken line in the rear which measures 134.12 feet.

Being the same property conveyed to Everett M.Plater and wife, Marguerite Plater by deed from F.E.Stratton, Jr. and wife, of record in Book 4247, page 429, said Register's Office.

Escrow account transferred to Purchasers with assumption of taxes and insurance.

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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 James H.Phelps and wife, Lila H. Phelps their heirs and assigns, forever.

And we do covenant with the said James H.Phelps and wife, Lila H.Phelps 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.

And we, Everett M.Plater and wife, Marguerite Plater do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James H.Phelps and wife, Lila H. Phelps, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 18th day of December, 1969

Everett M Plater

Marguerite M Plater

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, BENSON K. MERRITT, a Notary Public in and for said County and State, the within named Everett M.Plater and wife, Marguerite Plater

the bargainors, 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 18th day of December, 1969

Benson K. Merritt, Notary Public.

BENSON K. MERRITT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires Aug 9, 1972

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 .....

JAN-8 CONV 22,500.00
JAN-8 S'TAX B* 58.50
JAN-8 RFEE B* .50
JAN-8 WDEED B* 3.00 * 62.00

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

FILE: COBB & MERRITT REALTY CO