This instrument was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED
ATC-162203

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
115-07-15	Alma Louise Phelps same as below	BOOK 4490 PAGE 57 new owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8D-49405	701 Brookhollow Road	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

MAR 31 71	CONV	31,000.00			
MAR 31 71	S TAX		A*	80.60	
MAR 31 71	PR FEE		A*	.50	
MAR 31 71	W DEED		A*	3.00	* 84.10

CHARLES W. LEE and wife, MARY R. LEE
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ALMA LOUISE PHELPS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 10 on the Planof Brook Meade, Section 1, as of record in Book 2133,page 77, described as follows:

Beginning on the northerly margin of Davidson Road at the corner of Lots Nos. 9 and 10; thence with said Road eastwardly 177 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 38.8 feet to the westerly margin of Brook Hollow Road; thence with said Road northwardly 177 feet to a concrete monument; thence north 86°45' west 205.5 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots, southwardly 203 feet to the beginning.

Being the same property conveyed to Charles W. Lee and wife, Mary R. Lee, by deed from Harold W. Hewitt and wife, Mary Hewitt, as of record in Book 3903, page 33.

This conveyance is made subject to restrictions of record in Book 2149, page 282.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., except for 1971 Metro Taxes, which have been prorated and assumed by the Buyer.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of March , 19 71

Mary R. Lee
Mary R. Lee

Charles W. Lee
Charles W. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4490 PAGE 58

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles W. Lee and wife, Mary R. Lee 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, the 29th day of March, 1971.

My commission expires: July 23, 1974.

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Alma Louise Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 1971

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Reau E. Folk, Jr.
Notary Public

WARRANTY DEED
REF:mas

FROM
CHARLES W. LEE AND WIFE

TO
ALMA LOUISE PHELPS

B 0 9 4 3 1

IDENTIF. REFERENCE

MAR 31 3 02 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

_____
Notary Public