This instrument was prepared by William H. Lassiter, Jr., Attorney, L & C Tower, NASHVILLE, TENNESSEE.

WARRANTY DEED

BOOK 4523 PAGE 191

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES DOUGLAS PHELPS, JR. (NAME)	1st & Mid-South Mortgage Co. (NAME)	Map 118-14
3520 Crestridge Drive (STREET ADDRESS OR ROUTE NUMBER)	Nashville Bank & Trust Bldg. (STREET ADDRESS)	Par. 113
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37201 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 - Ten and no/100 - - - - - - - - - - - - *Dollars,*

Cash paid by James Douglas Phelps, Jr. and wife, Peggy M. Phelps, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said, James Douglas Phelps Jr., and wife, Peggy M. Phelps, of the unpaid principal blance of a note in the original amount of $17,800.00 secured by a deed of trust to Franklin G. Clark, Trustee, dated April 4, 1966, filed April 7, 1966 and recorded in book 4003 page 731 R.O.D.C.

We, Barry Ken Gray and wife, Marilyn M. Gray

have this day bargained and sold, and do hereby transfer and convey unto the said James Douglas Phelps, Jr. and wife

their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Longview Manor, Sections I and II, as of record in Book 1424, page 127, Register's office for said County.

Said Lot No. 39 fronts 97 feet on the easterly side of Crestridge Drive, and runs back 218 feet on the northerly line and 199.8 feet on the southerly line to a dead line measuring 99 feet thereon.

Being the same property conveyed to Barry Ken Gray and wife, Marilyn M. Gray, by deed from Warren W. Ashley and wife, as of record in Book 4225, page 957, said Register's office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 22,150.00

Subscribed and sworn to before me, this the 26 day of July 19 71

Affiant

My commission expires: February 5, 1972 (Affix Seal)

Notary Public

This is [ ] unimproved [X] improved property, known as 3520 (House Number) Crestridge Drive (Street) Nashville, Tennessee (P. O. Address; City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Douglas Phelps, Jr. and wife, Peggy M. Phelps

their ~~XXXXXX~~ *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except stated herein and subject to all easements, restrictions, and setback lines as of record in Book 1760---** We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James Douglas Phelps Jr. and wife, Peggy M. Phelps, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21st day of July, 19 71 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

--** page 31 and in Book 1781, page 520, R.O.D.C. --**

Barry Ken Gray

BARRY KEN GRAY

Marilyn M. Gray

MARILYN M. GRAY

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Maryland
STATE OF ~~TENNESSEE~~ }
COUNTY OF ~~DAVIDSON~~ }
Montgomery

Personally appeared before me, Anne N. Tinkham, *a Notary Public in and for said County and State,* BARRY KEN GRAY and MARILYN M. GRAY

the within named 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 Olney Maryland
this 21st *day of* July, *19* 71.

Commission expires July 1, 1974

Anne N. Tinkham *Notary Public*

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* .....

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

.....*Notary Public*

Commission expires .....

JUL 26 ~~F~~ CONV 22,150.00
JUL 26 ~~F~~ S'TAX A* 57.46
JUL 26 ~~F~~ PR'FEE A* .50
JUL 26 ~~F~~ W'DEED A* 4.00 * 61.96

WARRANTY DEED

FROM
BARRY KEN GRAY, et ux

TO
MARILYN M. GRAY

JAMES DOUGLAS PHELPS, et ux

PEGGY M. PHELPS

B 24281

IDENTIF. REFERENCE

JUL 26 11 55 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2656
NASHVILLE, TENNESSEE