BOOK 4590 PAGE 125

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings (NAME) Union at Fourth	Map 70-5 Par. 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	PW

WARRANTY DEED

For and in consideration of the sum of Ten & 00/100 ($10.00) DOLLARS

cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged; we,

APR-5[illegible] CONV 27,500.00
APR-5[illegible] S'TAX A* 71.50
APR-5[illegible] PR'FEE A* .50
APR-5[illegible] W'DEED A* 4.00 * 76.00

J. D. Phelps, Jr. and wife, Maria Phelps

have bargained and sold, and by these presents do transfer and convey unto the said James B. McCullough and wife, Martyna McCullough

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

Being the westerly part of Lot No. 16 on the Map of Alpine Terrace, as of record in Book 421, page 131, Register's Office for said County, described according to a survey by Hal R. Swann, Surveyor, dated January 18, 1972, as follows:

BEGINNING at the northeast intersection of Alpine Park Avenue and Alpine Avenue; thence with the margin of Alpine Park Avenue, North 59° East 120.25 feet to a point in the southerly margin of Goodrich Street (not open); thence with the southerly margin of said Street, easterly 175 feet more or less to a point; thence leaving said Street, South 54° West 115 feet to a point in the northerly margin of Alpine Avenue; thence with the margin of the same, North 55° West 235 feet to the point of beginning.

Being property conveyed to J. D. Phelps, Jr. and wife, Maria Phelps by deed from J. D. Phelps, Sr. and wife, of record in Book 3253, page 143, said Register's Office.

This conveyance is subject to recorded easements applicable to said property, and to taxes for 1972.

This is improved (X) unimproved ( ) property, known as 3222 Alpine Avenue, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 4th day of April, 19 72.

J. D. Phelps, Jr.

Maria Phelps

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles E. Hess, a Notary Public in and for said County and State, the within named

J. D. Phelps, Jr. and wife, Maria 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 4th day of April, 1972.

My commission expires 7-31-73 Notary Public Charles E. Hess

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon this oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____ 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 _____.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $27,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James B. McCullough

Sworn to and subscribed before me
this 4th day of April, 1972

My commission expires 8-18-75 Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address
First Federal Building
Nashville, Tennessee 37219

WARRANTY DEED

FROM

J.D. PHELPS, JR. AND WIFE,

MARIA PHELPS

TO

JAMES B. McCULLOUGH & WIFE,

MARTYNA McCULLOUGH

B 54699

IDENTIF. REFERENCE

APR 5 3 05 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219