BOOK 4739 PAGE 503 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,700.00

Patricia E. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF August, 19 73

Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris A. Phelps, et ux (NAME)	THOMAS & HILL, INC. (NAME)	5D 51455
4112 Coleridge Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	Map 162-2
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Charleston, West Virginia 25327 (CITY) (STATE) (ZIP)	Par 97

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James S. Locke, Jr., and wife, Martha G. Locke

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris A. Phelps and wife, Patricia E. Phelps

HEREINAFTER CALLED THE GRANTEES, 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. 82 on the plan of Colewood Acres, Section II, as of record in Book 3700, page 135, Register's Office for said County.

SAID Lot No. 82 fronts 78.0 feet on the easterly margin of Coleridge Drive and runs back between lines, 165.4 feet on the north line, and 156.0 feet on the south line, to a dead line in the rear, measuring 103.68 feet thereon.

BEING the same property conveyed to James S. Locke, Jr., and wife, Martha G. Locke, by deed from Martin Bubis, of record in Book 4615, page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 26, 1972, and filed for record in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4615, page 637, and note of even date thereby secured, in the original principal amount of $23,300.00, payable to Thomas & Hill, Inc., which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The Grantees further hereby assume the obligations of James S. Locke, Jr., and wife, Martha G. Locke under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the*

This is unimproved ( ) improved (XX) property, known as 4112 Coleridge Drive, Antioch, Tennessee 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*guaranty or insurance of the indebtedness above mentioned.

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 hands this 20th day of August, 19 73

James S. Locke, Jr.

Martha G. Locke

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Locke, Jr., and wife, Martha G. Locke

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 20th day of August 1973.

Commission expires 11/8/75

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

file in box # 4

WARRANTY DEED

FROM

JAMES S. LOCKE, JR., ET UX

TO

MORRIS A. PHELPS, ET UX

C 2 0 6 0 6

IDENTIF. REFERENCE

AUG 21 3 30 PM '73

FELIX E. [illegible]
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG21'73	CONV	27,700.00			
AUG21'73	S'TAX		A*	72.02	
AUG21'73	PR'FEE		A*	.50	
AUG21'73	W'DEED		A*	4.00	* 76.52