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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF June 1974.

Notary Public

MY COMMISSION EXPIRES: 23 May 77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John G. Doak, Attorney, 2525 Lebanon Rd. Nashville, Tenn. 37214

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA B. PHELPS (NAME)	Same (NAME)	
5213 Smyrna Drive (STREET ADDRESS OR ROUTE NUMBER)	95-1 (STREET ADDRESS)	61-16
Nashville Tenn 37220 (CITY) (STATE) (P. O. ZIP)	4 (CITY) (STATE) (ZIP)	161

Mail

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, Dorothy Marie Agee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira B. Phelps, a 1/2 undivided interest

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:

TRACT I:
A certain tract of land being Tract 12, Block "C" of Greenland Estates, as of record in Book 974, page 113, Register's Office for said County.

SAID Tract 12 fronts 50 feet on the southwesterly side of Martha Avenue, now Cardinal Avenue, and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to James H. Agee and Ira B. Phelps by deed from Gene R. Hensley of record in Book 4130, page 938, Register's Office for Davidson County, Tennessee.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 161 on the Plan of Donelson Hills, of record in Book 2330, page 86, Register's Office for said County.

SAID Lot No. 161 fronts 259.9 feet on the northerly side of Guaranty Drive and runs back 202 feet on the westerly line and 110 feet on the easterly line, to a dead line, measuring 232 feet thereon.

BEING the same property conveyed to James H. Agee and Ira B. Phelps by deed from R. W. Jenkins, Trustee of record in Book 4113, page 699, Register's Office for Davidson County, Tennessee.

BEING the same real property devised to Dorothy Marie Agee by will of James H. (Hubert) Agee, of record in Book 4815, page 167, Register's Office for Davidson County, Tennessee.

This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 my hand this 31 day of May, 1974

DOROTHY MARIE AGEE: Dorothy Marie Agee

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 Dorothy Marie Agee

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31 day of May, 19 74

Commission expires 23 May 77

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

WARRANTY DEED

FROM
DOROTHY MARIE AGEE

TO
IRA B. PHELPS

C 57453

IDENTIF. REFERENCE

JUN 5 11 49 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-5-74	CONV	*5,000.00			
JUN-5-74	S'TAX		A*	13.00	
JUN-5-74	PR'FEE		A*	.50	
JUN-5-74	W'DEED		A*	4.00	* 17.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.