BOOK 4810 PAGE 33

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $22,500.00

Billie W. Rickles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 19 74

Notary Public: Patsy A. Rath

MY COMMISSION EXPIRES: 5-10-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney. 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billie W. Rickles (NAME) | The Chamberlain Company (NAME) | 12D 30815 |
| 3319 Spears Road (STREET ADDRESS OR ROUTE NUMBER) | 620 Lindsay Street at Oak (STREET ADDRESS) | Map 50-15 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Chattanooga, Tennessee 37403 (CITY) (STATE) (ZIP) | Parcel 51 |

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 Ray Phelps et ux Carol Meeks Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billie W. Rickles et ux Patricia Ann Rickles

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. 422 on the Plan of Parkwood Estates, Section 3, of record in Plat Book 3300, page 31, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James Ray Phelps et ux Carol Meeks Phelps by deed from Shirley R. Clemons Van Hooser of record in Book 4599, page 735, Register's Office, Davidson County Tennessee.

THIS conveyance is made subject to alleasements and restrictions of record in the Register's Office for said County.

This is improved XX ( ) unimproved ( ) property, known as 3319 Spears Road, Nashville, Tennessee
(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 our hands this 29th day of July, 19 74

James Ray Phelps

Mrs Carol M Phelps
Carol Meeks Phelps

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Ray Phelps et ux Carol Meeks Phelps

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 29th day of July 19 74

Commission expires 5-10-75

Patsy A. Rath, 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 JAMES RAY PHELPS ET UX CAROL MEEKS PHELPS

TO BILLIE W. RICKLES ET UX PATRICIA ANN RICKLES

C 65622

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IDENTIF. REFERENCE

AUG 2 9 51 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Title Guar. #1146

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|---|---|---|---|---|---|---|
| AUG-2 | CONV | 22,500.00 | | | | |
| AUG-2 S'TAX | | | A* | 58.50 | | |
| AUG-2 PR'FEE | | | A* | .50 | | |
| AUG-2 | W'DEED | | A* | 4.00 | * | 63.00 |