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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Dianne N. Phelps Baker

TO

Ronald Wayne Phelps, et ux

For draftsman's use
This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Wayne Phelps,et ux (NAME)	United Mortgagee Servicing Corp. (NAME)	27W3325
1013 N. 16th Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Map 83-2
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	Parcel 150

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JAN 27 11 50 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January, 1975.

Notary Public

MY COMMISSION EXPIRES: May 16, 1976

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

C85477

For and in Consideration of the sum of ---Nine Hundred and no/100ths---------

($900.00) cash together with the assumption of the unpaid ~~DOLLARS~~ balance on a deed of trust from Ronald W. Phelps and wife, Dianne N. Phelps to George I. Wilson, Trustee, securing the payment of $12,750.00 to United Mortgagee Servicing Corp. of record in Book 4303, page 17, Register's Office for Davidson County, Tennessee, and together with the assumption of the 1975 real property taxes, I, Dianne N. Phelps, now Baker

have bargained and sold, and by these presents do transfer and convey unto the said

Ronald Wayne Phelps and wife, Jean H. Phelps, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING in the northwest part of Lot No. 11 of Block "B" on the Map of Weakley Place, of record in Book 161, page 131, Register's Office for said County, and being known as Lot No. 4 on an unrecorded map of a Re-Subdivision of part of said Lot No. 11, and described according to a copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, July 12, 1947, as follows:

BEGINNING at a point in the easterly margin of North 16th Street, 100 feet south of the margin of Weakley Avenue; thence easterly parallel to the south margin of Weakley Avenue, 150 feet to a point; thence southerly, parallel to the easterly margin of North 16th Street, 50 feet to a point; thence westerly 150 feet to the easterly margin of North 16th Street; thence with the margin of the same, northerly 50 feet to the point of beginning.

BEING the same property conveyed to Ronald Wayne Phelps and wife, Dianne N. Phelps by deed from Lucille P. Pearson of record in Book 4303, page 15, Register's Office for Davidson County, Tennessee. The said Ronald Wayne Phelps and Dianne N. Phelps have since divorced and title is vested in Dianne N. Phelps pursuant to a decree of the Fourth Circuit Court of Davidson County, Tennessee, in Minute Book 79A, page 322. Dianne N. Phelps is now Dianne N. Phelps Baker.

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This is { unimproved / improved } property, known as 1013 North 16th Street, Nashville, Tn. 37206
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald Wayne Phelps and wife, Jean H. Phelps, their heirs and assigns, forever.

And I do covenant with the said Ronald Wayne Phelps and wife, Jean H. Phelps that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein stated.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ronald Wayne Phelps and wife, Jean H. Phelps heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 24th day of January, 1975

Dianne N. Phelps Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Parker, a Notary Public in and for said County and State, the within named Dianne N. Phelps Baker

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 24th day of January, 1975

John R. Parker, Notary Public.

JOHN R. PARKER NOTARY PUBLIC DAVIDSON COUNTY

Commission expires May 16, 1976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

JAN27 CONV 12,000.00
JAN27 S'TAX A* 31.20
JAN27 PR'FEE A* .50
JAN27 WDEED A* 4.00 * 35.70

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 .....

mail to Ronald Phelps 1421 McKennie Nashville, Tenn.