FORM NO. WD-1

BOOK 4886 PAGE 412

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,375.00

X Delver A Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1975.

Notary Public

MY COMMISSION EXPIRES: July 22, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attorneys, 217 Shady Grove Rd. Nashville, TN. 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Delver A. Phelps (NAME) | Guaranty Mortgage Co. (NAME) | 4-D 24152. |
| 545 Des Moines Dr. (STREET ADDRESS OR ROUTE NUMBER) | 311 7th Avenue North (STREET ADDRESS) | Map 75-3 |
| Hermitage, Tenn 37076 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | Par. 17 |

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, John J. Hollister and wife, Rose M. Hollister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delver A. Phelps and wife, Louise H. 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. 25 on the Plan of Tulip Grove, Section One, as of record in Book 3700, Page 106, Register's Office for said County, described as follows:

Beginning at a point in the northeast margin of Des Moines Drive, a common corner of Lots 24 and 25; thence with the line between said lots, northeastwardly 176.66 feet to a concrete monument; thence South 34° East 185.80 feet to a monument in the northwesterly margin of Andrew Jackson Parkway; thence with the margin of same, southwestwardly 122.0 feet to a monument at the beginning of a curve to the right, having a radius of 25.0 feet; thence around said curve, northwestwardly 29.27 feet to a concrete monument in the northeasterly margin of Des Moines Drive; thence with the margin of same, northwestwardly 100.0 feet to the point of beginning.

Being the same property conveyed to John J. Hollister and wife, Rose M. Hollister by deed from Noel C. Blum and wife, Jamie L. Blum, as of record in Book 4517, page 538, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4201, page 636, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 545 Des Moines Drive, Hermitage, TN. 37076
(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 hand s this 30th day of January, 19 75

X John J. Hollister

X Rose M. Hollister

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 John J. Hollister and wife, Rose M. Hollister

the bargainor S, 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 30th day of January 1975.

Commission expires July 27, 1976

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 John J. Hollister et ux

TO Delver A. Phelps et ux

C 8 6 2 2 4

IDENTIF. REFERENCE

FEB 3 8 35 AM '75

FELIX Z. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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|---|---|---|---|---|---|
| FEB-3 75 | CONV | 42,375.00 | | | |
| FEB-3 75 | S'TAX | | A* | 110.24 | |
| FEB-3 75 | PR'FEE | | A* | .50 | |
| FEB-3 75 | W'DEED | | A* | 4.00 | * 114.74 |