FORM NO. WD-1

BOOK 4978 PAGE 328

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$10,000.00 Ira B. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November, 1975.

Harold Reeves
Notary Public

MY COMMISSION EXPIRES: 8-17-76

(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
Ira B. Phelps (NAME)	SAME (NAME)	6DA25915
5213 Smartt Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA24725 6DA24730
Nash, Tenn 37220 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA24735

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, I, Mary A. Reeves, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ira B. 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. 431 on the Plan of the Subdivision of Lot "A" in Grandview Heights, as of record in Book 161, Page 169, Register's Office, Davidson County, Tennessee; Lot No. 209 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office, Davidson County, Tennessee; and, Lot No. 208 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Mary A. Reeves, a widow, by deed as of record in Book 4230, Page 496; Book 4382, Page 872; and, Book 4340, Page 662, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 2309 Grandview, 2311 Cruzen St., and 2313 Cruzen St., Nashville, TN
(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 25th day of November, 19 75

Mary A. Reeves
Mary A. Reeves

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary A. Reeves, a widow

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 25th day of November 1975

Commission expires 8-17-76

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

D 27709

WARRANTY DEED

FROM
MARY A. REEVES, a widow

TO
IRA B. PHELPS

T
IDENTIF. REFERENCE

DEC 10 2 39 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box #12

DEC 10 75	CONV	10,000.00			
DEC 10 75	S'TAX		B*	26.00	
DEC 10 75	PR'FEE		B*	.50	
DEC 10 75	W'DEED		B*	4.00	* 30.50