WARRANTY DEED

BOOK 4934 PAGE 106

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Arthur Sass	Dobson & Johnson, Inc.	27W-24650
(NAME) 1305 McKinnie Avenue	(NAME) 311 Plus Park Boulevard	Map 83-1
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS) Nashville, Tenn. 37217	Parcel 287
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) *Dollars,*

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of the unpaid balance of an indebtedness payable to Dobson and Johnson, Inc., and secured by a deed of trust of record in Book 4351, page 994, Register's Office for Davidson County, Tennessee;

We, ERNEST E. PHELPS AND WIFE, CHARLOTTE F. PHELPS,

have this day bargained and sold, and do hereby transfer and convey unto the said
THOMAS ARTHUR SASS AND WIFE, SHEILA DIANNE SASS,
their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 22 and the westerly 1/2 of Lot No. 21 on the Map of John W. Love Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 75 feet on the northerly side of McKinnie Avenue and extends back 169.3 feet on the westerly line of Lot No. 22 and 171.85 feet on the easterly line of part of Lot No. 21 to an alley in the rear on which they measure 75 feet.

Being the same property conveyed to Ernest E. Phelps and wife, Charlotte F. Phelps, by deed from George L. Rogers and wife, Beverly C. Rogers, of record in Book 4758, page 793, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,500.00

Subscribed and sworn to before me, this the 30th day of January 19 76

Affiant

My commission expires: Nov. 11, 1979 (Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as 1305 McKinnie Avenue, (House Number) (Street) Nashville P. O. Address:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Thomas Arthur Sass and wife, Sheila Dianne Sass, their
(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Thomas Arthur Sass and wife, Sheila Dianne Sass, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 30th *day of* January, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ernest E. Phelps

Charlotte F. Phelps

This instrument prepared by:
WILLIAMS SHIELDS & WILDMAN
Attorneys - at - Law
Suite 100, Cumberland Office Bldg.
101 Cumberland Avenue

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ernest E. Phelps and wife, Charlotte F. Phelps,

*the within named 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 Madison, *Tennessee*
this 30th *day of* January, *19*76

Bobby G. Henson

Commission expires November 11, 1979

BOBBY G. HENSON, SR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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 .....

WARRANTY DEED

FROM

ERNEST E. PHELPS ET UX

TO

THOMAS ARTHUR SASS ET UX

1305 McKinnie Avenue
Nashville, Tennessee

D 34749

IDENTIF. REFERENCE

FEB 4 1 36 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

FEB-4-76	CONV	16,500.00			
FEB-4-76	S'TAX		B*	42.90	
FEB-4-76	PR'FEE		B*	.50	
FEB-4-76	W'DEED		B*	4.00	* 47.40

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320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
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