BOOK 5020 PAGE 198

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
EMMA C. HASTING	same	83-2
(NAME)	(NAME)	
226 Lakeside Park		150
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville Tn 37075		Pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail

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

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

WE, RONALD WAYNE PHELPS and wife, JEAN H. PHELPS, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said EMMA C. HASTING,

hereinafter called the GRANTEE,

her (successors), heirs and assigns,

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

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, Jean H. Phelps, by deed from Dianne N. Phelps (Baker) of record in Book 4883, page 868, 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 $17,000.00

Subscribed and sworn to before me, this the 26th day of April 1976

Affiant

My commission expires: May 3rd 1979 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE,

her (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 GRANTEE, her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 26th day of April, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald W Phelps

Jean H. Phelps

BOOK 5020 PAGE 199

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* RONALD WAYNE PHELPS and wife, JEAN H. 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* 26th *day of* April, 1976

Jan R Ellis Jr *Notary Public*

Commission expires May 29, 1979

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 ....., *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 .....

APR29'76 CONV 17,000.00
APR29'76 S'TAX B* 44.20
APR29'76 PR'FEE B* .50
APR29'76 W'DEED B* 4.00 * 48.70

WARRANTY DEED

FROM
RONALD WAYNE PHELPS, ET UX

TO
EMMA C. HASTING

D 46903

IDENTIF. REFERENCE

APR 29 1 19 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS