Loan # 560171-4 FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 27,500.00

Paul Wayne Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April 1976.

Pauline T. Donnell
Notary Public

MY COMMISSION EXPIRES: 5-8-77

(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Wayne Phelps (NAME)	Fidelity Federal Savings & Loan (NAME)	10413
6522 Sprint Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	87
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Gilbert O. Erickson and wife, Eva E. Erickson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Wayne Phelps and wife, Connie 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:

Land in Davidson County, Tennessee, being Lot No. 1283 on the Plan of Charlotte Park, Section 18, as of record in Book 3600, page 52, Register's Office for said County.

Said Lot fronts 75 feet on the easterly side of Sprint Drive and extends back 195 feet on the northerly line, and 139 feet on the southerly line to a dead line in the rear on which it measures 96.48 feet said dead line being a broken line.

Being the same property conveyed to Gilbert O. Erickson and wife, Eva E. Erickson by deed from Robert Earl Morrison and wife, Ann B. Morrison, of record in Book 4559, page 414, said Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6522 Sprint Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) 37209 (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 29th day of April, 1976

Gilbert O. Erickson

Eva E. Erickson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Gilbert O. Erickson and wife, Eva E. Erickson

the bargainors, 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 29th day of April 19 76

Commission expires 8-5-79

Evelyn T. Osborn
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

Loan # 560171-4

WARRANTY DEED

FROM
Gilbert O. Erickson and wife,

Eva E. Erickson

TO
Paul Wayne Phelps and wife,

Connie B. Phelps

CONV
S'TAX
R'FEE
M'DEED

D 47408

IDENTIF. REFERENCE

MAY 3 3 21 PM '76

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

$500.00

B*	71.50	
B*	.50	
B*	4.00	* 76.00

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.