This instrument was prepared by Marion W. Smith, Jr., Attorney-at-Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215

BOOK 5032 PAGE 266

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald W. Phelps, etux	Dobson & Johnson, Inc.	Map 50-15
(NAME)	(NAME)	
337 Oakview Drive	311 Plus Park Blvd.	Parcel 213
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Nashville, TN 37217	
(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 by the said Grantees, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Larry Wayne Laughlin and wife, Joyce Lee Caughlin, hereinafter called the Grantors,
have this day bargained and sold, and do hereby transfer and convey unto the said Ronald W. Phelps and wife, Jean F. Phelps, herein called the Grantees, their

~~heirs~~, *heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Sky View Subdivision, as of record in Book 2331, pages 54 and 55, Register's Office for said County, described as follows:

Beginning on the northerly margin of Oakview Drive at the corner of lots Nos. 49 and 50; thence with the line between said two lots northwardly 268 feet to the corner of lots Nos. 48, 49 and 50; thence with the line between lots Nos. 48 and 49 eastwardly 152.2 feet to the westerly margin of Hunley Drive; thence with the same southerly 257.9 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southwesterly 39.3 feet to the northerly margin of Oakview Drive; thence with the same westerly 243 feet to the beginning.

Being the same property conveyed to Larry Wayne Laughlin and wife, Joyce Lee Laughlin by deed from John R. Laughlin and wife, Emme Louise Laughlin of record in Book 5017, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2444, page 574, Book 1788, page 516; setback lines, easements and other limitations as shown on the recorded plan of record in Book 2331, page 55, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 34,200.00

Subscribed and sworn to before me, this the 3rd day of June, 19 76

Affiant

My commission expires: 10/4/78 (Affix Seal)

Notary Public

unimproved ( )
This is 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 Grantees, their ~~heirs~~, *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,* except as stated herein, and 1976 taxes which have been pro-rated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~heirs~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 3rd *day of* June, 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.*

Larry Wayne Laughlin (Larry Wayne Laughlin)

Joyce Lee Laughlin (Joyce Lee Laughlin)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Larry Wayne Laughlin and wife, Joyce Lee Laughlin

the within named 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 ..... *Tennessee, this* 3rd *day of* June, *19* 76

Barbara Ferguson *Notary Public*

Commission Expires 12/14/78

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.....

JUN-7 76	CONV	34,200.00			
JUN-7 76	S'TAX		B*	88.92	
JUN-7 76	PR'FEE		B*	.50	
JUN-7 76	W'DEED		B*	4.00	* 93.42

WARRANTY DEED

FROM

Larry Wayne Laughlin, etux

TO

Ronald W. Phelps, etux

D 5 2 3 4 0

IDENTIF. REFERENCE

JUN 7 10 24 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS