BOOK 5033 PAGE 607

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

41,400.00 Frank Ray Hackney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3RD DAY OF JUNE, 19 76

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY

Dobson & Johnson, Inc., 311 Plus Park Blvd., Nashville Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Ray Hackney (NAME)	Dobson & Johnson, Inc. (NAME)	
309 Freda Villa (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	51-11
Madison, Tn 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	57 Pal

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, Pernie E. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank Ray Hackney et ux Lynda G. Hackney

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. 80 on the Map of Oakland Acres, Section 10, as of record in Book 2900, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description.

Being the same property conveyed to E. A. Phelps and wife, Pernie Phelps by deed from Oscar Lee Minchey and wife, Abbie Huffine Minchey and James Wallie Minchey and wife, Mary Ann Minchey, recorded in Book 4167, Page 775, Register's Office for said County, the said E. A. Phelps and Pernie Phelps having since divorced.

THIS conveyance is subject to any and all existing easements of record.

Unimproved ( ) This is Improved (X) property, known as 309 Freda Villa Madison, Tn 37115
(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 3RD day of JUNE, 19 76

Pernie E. Phelps Pernie E. Phelps

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pernie E. Phelps

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 3RD day of JUNE 19 76

My commission expires 10/4/79

Barbara Swanson
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

WARRANTY DEED

FROM Pernie E. Phelps

TO Frank Ray Hackney

D52975

IDENTIF. REFERENCE

JUN 9 2 41 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

DOBSON & JOHNSON, INC.
Mortgage Bankers
311 Plus Park Blvd.
Nashville, Tennessee 37217

JUN-9%	CONV	41,400.00			
JUN-9% STAX			B*	107.64	
JUN-9% PRTFEE			B*	.50	
JUN-9%	DEED		B*	4.00	* 112.14