This instrument prepared by:
George E. Mudter, Jr., Attorney
10th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5075 PAGE 612

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs Edwin A. Phelps	First American National Bank of Nash.	33-16
(NAME)	(NAME)	73
209 Macfie Drive	10th Floor, First American Center	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37238	11D-41681
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CHEROKEE MORTGAGE CORPORATION, a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto XXXXX

EDWIN A. PHELPS and wife, LOIS M. PHELPS, their

(successors), heirs and assigns,

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

Being Lot No. 54 on the Plan of Primrose Meadows, Section 1, as of record in Book 4675, page 18, Register's Office for saidCounty, to which plan reference is made for a more complete description.

Being part of the property conveyed to Cherokee Mortgage Corporation, by deed from Jones Homes, Inc., as of record in Book 4900, page 697, said Register's Office.

This conveyence is made subject to restrictions of record in Book 4737, page 801, as amended in Book 5039, page 484, said Register's Office.

OCT-6-76	CONV	41,500.00		
OCT-6-76	S'TAX		B* 107.90	
OCT-6-76	PR'FEE		B* .50	
OCT-6-76	W'DEED		B* 4.00	* 112.40

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 41,500.00
Subscribed and sworn to before me, this the 21st day of September 1976
Affiant [signature]
My commission expires: May 30, 1979 (Affix Seal)
[signature] Notary Public

This is unimproved ( ) / improved (XX) property, known as 209 Macfie Drive, Madison, Tennessee 37115
(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

Edwin A. Phelps and wife, Lois M. Phelps, their

(successors),

heirs and assigns forever. It *covenants that* it is *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 for 1976 Taxes, which have been prorated and assumed by the Buyers.

It *further covenants and binds* itself, its successors *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Edwin A. Phelps and wife, Lois M, Phelps, their

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

Witness its *hand this* 21st *day of* September, 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.*

CHEROKEE MORTGAGE CORPORATION

BY: [signature]

Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor ....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Helen D. Scott *, a Notary Public of the State and County aforesaid, personally appeared* .....,
with whom I am personally acquainted, and who, upon oath, acknowledged him *self to be* Vice-President
of the Cherokee Mortgage Corporation ,
the within named bargainor, a corporation, and that he *as such* Vice-President ,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him *self as* Vice-President .

Witness my hand and seal, at office in Nashville, Tennessee ,
this 21st *day of* September , *19*76 .

Helen D Scott *Notary Public*

Commission expires May 30, 1979

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

FROM
CHEROKEE MORTGAGE CORPORATION
TO
EDWIN A. PHELPS and wife

D 71272

T
IDENTIF. REFERENCE

OCT 6 10 11 AM '76

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

File: George E. Mudter, Jr., Atty.