WARRANTY DEED

BOOK 5160 PAGE 859

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 1977

Notary Public

MY COMMISSION EXPIRES: 9-7-80

(AFFIX SEAL)

L-560400-0

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HENRY LOUIS PATTHEY (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	10D 6500
363 BRICK CHURCH PIKE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	24
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	28

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, IRVIN R. PHELAN and wife, ELIZABETH MARIE PHELAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY LOUIS PATTHEY

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 the 10th Civil District of Davidson County, Tennessee, according to a survey made by R. Goldberg in December, 1942, and described as follows:

Beginning at a point in the southern margin of Shaw Road, thence South 15 deg. East 225 feet more or less to a point; thence South 88 deg. East 322.5 feet to a point; thence North 7½ deg. East 30 feet more or less to the southerly margin of Shaw Road; thence westwardly along the southern margin of Shaw Road 400 feet more or less to the point of beginning, and being all of the C. H. Phelan property lying on the south side of Shaw Road.

Being the same property conveyed to Irvin R. Phelan and wife, Elizabeth Marie Phelan by deed from Bobby Frank Phelan and wife, Mary Katherine Phelan of record in Book 4064, page 882, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 363 Brick Church Pike, Nashville, Tennessee
(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 our hand s this 16th day of June, 19 77

Irvin R. Phelan — IRVIN R. PHELAN

Elizabeth Marie Phelan — ELIZABETH MARIE PHELAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Irvin R. Phelan and Elizabeth Marie Phelan

the 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 Goodlettsville, Tennessee this 16th day of June, 19 77

Commission Expires 9-7-80 Robert E. Lee Notary Public

STATE OF
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 purpose 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

JUN 17 77	CONV	32,900.00			
JUN 17 77	S'TAX		B*	85.54	
JUN 17 77	PR'FEE		B*	.50	
JUN 17 77	W'DEED		B*	4.00	* 90.04

L-560400-0

WARRANTY DEED

FROM
IRVIN R. PHELAN, et ux

TO
HENRY LOUIS PATTHEY

TITLE INSURED BY POLICY NUMBER:

E 09679

Title Associates, Inc. of Nashville

Compliments of
Title Associates, Inc.
REPRESENTING
U.S. LIFE TITLE INSURANCE
Company of New York