BOOK 5186 PAGE 857

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Edward Phelan Sr.	same	Map 114
(NAME:) 7530 Charlotte Road	(NAME:)	pt -par 63
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....
Ten and no/100 - - - - - - - - - - - - -
.....*DOLLARS*
cash in hand paid by John Edward Phelan Sr. and wife Mary L. Phelan and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Edward D. Phelan Jr. an unmarried man
.....*have bargained and sold, and by these presents do transfer and convey unto the said* John Edward Phelan Sr. and wife Mary L. Phelan
their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being land in the 8th. formerly the 12th Civil District of said County, being part of lot No. 5 on the Plan of the lands os William Gower, deceased, as of record in Minute Book "H" page 487, County Court for said County, described partly according to a survey made by Z. J. Wilkinson, Surveyor, July 25th. 1950 as follows: Beginning in the center of U. S. Highway No. 70 or the Charlotte Pike, at the most southerly corner of the property conveyed to H. P. Hulan and wife by deed from Dennia O"Brien and wife of record in book 1627, page 169, Register's Office for said County; thence with Hulan's westerly line as follows: north 14 degrees 40' west 140.5 feet; thence north 5 degrees 30' east 130.5 feet; thence north 86 degrees 50' west 480 feet, more or less to a corner, thence south 43 degrees 41' east 310 feet more or less to the northwest corner of the property conveyed to John E. Phelan and wife, by deed from Edward D. Phelan Jr. and wife of record in book 1938, page 572, said Register's Office; thence with the northwesterly line of said property and the center of the T. V. A. transmission line north 41 degrees 19' east 100 feet to a point, thence south 43 degrees 41' east 250 feet to the center of said Highway or the Charlotte Pike; thence with the center of said Highway or pike in a northeasterly direction 63.5 feet to the beginning.
Being part of the property conveyed to Edward D. Phelan Jr. and wife Anna Mai Phelan by deed from Dennis O'Brien and wife of record in book 1876, page 491, said Register's Office.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500.00

Affiant

Subscribed and sworn to before me, this the 12 day of August 19 77

Notary Public

My commission expires September 18, 1979
(Affix Seal)

unimproved (X)
This is improved ( ) property, known as U. S. Highway or Charlotte Pike Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Edward Phelan Sr. and wife Mary L. Phelan *their heirs and assigns, forever.*

And I *do covenant with the said* John Edward Phelan Sr. and wife Mary L. Phelan *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* John Edward Phelan Sr. and wife Mary L. Phelan *their heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 10 *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John E. Phelan Sr.

Edward E. Phelan Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. R. Wyatt, *a Notary Public in and for said County and State, the within named* Edward D. Phelan Jr.

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

Witness my hand and official seal at Nashville, *Tennessee, this* 22 *day of* August, *19*77.

J. R. Wyatt, *Notary Public.*

Commission Expires August 18, 1979.

STATE OF.....
COUNTY OF.....

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

the 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....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

WARRANTY DEED

FROM
Edward D. Phelan Jr.

TO
John Edward Phelan Sr. etux

E 2 1 7 1 7

IDENTIF. REFERENCE

AUG 22 12 08 PM '77

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

AUG 22 77	CONV	* 500.00			
AUG 22 77	S'TAX		B*	1.30	
AUG 22 77	PR'FEE		B*	.50	
AUG 22 77	W'DEED		B*	8.00	* 9.80

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208