WARRANTY DEED

BOOK 5248 PAGE 275

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,200

Donald K. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1978.

Notary Public

MY COMMISSION EXPIRES: 11-6-80

(AFFIX SEAL)

mael

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, 300 James Robertson Pky., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald K. Phelps et ux (NAME)	Commerce Union Bank (NAME)	134-9-5
Brenda W. Lot 67 Greenwood Hills (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	5DU 09975
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Colonial Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald K. Phelps and wife, Brenda W. Phelps

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 67 on the Plan of Greenwood Hills, Section 3 of record in Plat Book 5050, page 10, said Register's Office.

Said Lot No. 67 fronts 69.00 feet on the northerly margin of Scotwood Drive and extends back 145.00 feet between parallel lines to a dead line in the rear measuring 69.00 thereon.

Being part of the same property conveyed to Colonial Homes by deed from Theodore H. Pailet, Trustee of record in Book 5113, page 524, Register's Office and corrected in Book 5126, page 439, said Register's Office.

This is unimproved ( ) improved (X) property, known as Lot 67 (House Number) Greenwood Hills (Street) Nashville, Tenn (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 31st day of January, 1978

Jack Williams

Jack Williams

Steve Vandevender

Steve Vandevender

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Williams and Steve Vandevender

the 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 Nashville, Tenn. this 31st day of January, 1978

Commission Expires 11-15-80

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

E 48479

IDENTIF. REFERENCE!

FEB 1 10 45 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-1 78	CONV	38,200.00		
FEB-1 78	S'TAX		B* 99.32	
FEB-1 78	PR'FEE		B* .50	
FEB-1 78	W'DEED		B* 4.00	* 103.82

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE Company of New York