FORM NO. WD-1

BOOK 5317 PAGE 4

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Paul E Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 1978.

Notary Public

MY COMMISSION EXPIRES: 11/7/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAUL E. PHELPS ETUX (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	70-9-34.2
3227 LINCOLN AVENUE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	13DA 47365
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA (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, W/E/ I, JULIA L. MALLERNEE, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PAUL E. PHELPS AND WIFE, LOIS 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 part of Lot No. 10 on the Plan of H. E. Simpkins' Division of the L. G. Curtis Lands, of record in Book 547, page 39, described according to a survey by D. E. Boner, Surveyor, dated November 29, 1963 and further described by John B. Kohl III, Surveyor, dated June 28, 1978, as follows:

BEGINNING at a point in the southerly margin of Lincoln Avenue, being North 58 deg. west 180 feet from the common corners of Lot Nos. 8 and 10 in said subdivision; thence south 32 deg. west 200 feet to a point; thence north 58 deg. west 60 feet to a point; thence north 32 deg. east 200 feet to a point in the south margin of Lincoln Avenue; thence along said margin south 58 deg. east 60 feet to the point of beginning.

BEING the same property conveyed to Julia L. Mallernee, a widow by deed from Ronnie Duke and wife, Carol Duke of record in Book 4685, page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is unimproved { } improved {X} property, known as 3227 LINCOLN AVENUE 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 my hand this 26th day of JULY, 19 78

Julia L Mallernee

JULIA L. MALLERNEE

STATE OF TENNESSEE
Davidson County

BOOK 5317 PAGE 5

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JULIA L. MALLERNEE, a Widow

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 26th day of JULY 1978

Commission expires 4/27/80

M. L. Randall
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 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 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 JULIA L. MALLERNEE

TO PAUL E. PHELPS AND WIFE, LOIS PHELPS

E 7 9 3 0 3

IDENTIF. REFERENCE

JUL 27 2 59 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 27 78	CONV	25,000.00			
JUL 27 78	S'TAX		B*	65.00	
JUL 27 78	PR'FFE		B*	.50	
JUL 27 78	W'DEED		B*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.