# WARRANTY DEED

BOOK 5372 PAGE 198

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,448.21

X James Douglas Phelps, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December 1978.

Charles P. Cron
Notary Public

MY COMMISSION EXPIRES: 11-7-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Charles P. Cron, 223 Madison Street, Madison, Tennessee 37115
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Douglas Phelps, Jr. (NAME) | Third National Mort. Co. (NAME) | Map 147-7-A |
| Unit K-51 4958 Edmondson Pike (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2628 (STREET ADDRESS) | par 51 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Nashville, Tenn. 37219 (CITY) (STATE) (ZIP) | 6DU 27580 |

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, G. H. McDonald and wife, Kerry J. McDonald,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Douglas Phelps, Jr.,

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:

Unit No. K-51, Parcel No. 51 in Woodlea Place Townhouses as of record in Book 5050, page 101, Register's Office for said County to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to G. H. McDonald and wife, Kerry J. McDonald by deed from Frank Bumstead, Successor Trustee, of record in Book 5285, page 879, Register's Office for Davidson County, Tennessee.

Subject to the terms and conditions contained in the following: Woodlea Place Declaration of Covenants and Restrictions, Charter of Woodlea Place Home Owner's Association, Inc., By-Laws of Woodlea Place Home Owner's Association, Inc., and the Plan of record for Woodlea Place Townhouses as hereinabove referenced.

*** It is understood by the parties that part of the consideration for this conveyance is the assumption of and agreement to pay by the grantees the balance of two (2) notes which are secured by deeds of trust of record in Book 5285, pages 881 and 886, said Register's Office to which reference is here made for a more definite description of said notes.

This is ( ) unimproved (XX) improved property, known as Unit K-51, 4958 Edmondson Pk. Nashville, TN 37211
(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 hands this 5th day of December, 1978

X G. H. McDonald
G. H. McDONALD

X Kerry J. McDonald
KERRY J. McDONALD

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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 G. H. McDonald and wife, Kerry J. McDonald

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 Madison, Tenn., this 5th day of December, 1978

Charles P. Cron, Notary Public

Commission Expires 11-7-79

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

F. 0 3 8 3 7.

IDENTIF. REFERENCE

DEC 6 2 12 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| DEC-6-78 | CONV | 38,448.21 | | | |
| DEC-6-78 | S'TAX | | B* | 99.84 | |
| DEC-6-78 | PR'FEE | | B* | .50 | |
| DEC-6-78 | W'DEED | | B* | 4.00 | * 104.34 |

WARRANTY DEED

FROM
G. H. McDONALD et ux

TO
JAMES DOUGLAS PHELPS, JR.

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York