91 - 06/18 126.70- CHECK

BOOK 5451 PAGE 130 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

JoAnn C Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 79.

John A. Spicer
Notary Public

MY COMMISSION EXPIRES: March 8, 1980
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoAnn C. Rader et ux (NAME)	Home Federal Savings & Loan Assoc. (NAME)	162-6
129 Valley Green Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	266
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Bradford L. Phelan and wife, Carolyn P. Phelan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JoAnn C. Rader

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 No. 38 on the plan of Valley Green, of record in Book 4460, pages 96 and 97, Register's Office for said County.

SAID Lot No. 38, which is a corner lot, fronts 95.34 feet along a curve on the easterly margin of Valley Green Court and fronts 73.5 feet on the southerly margin of Valley Green Drive, said frontages being joined by a curve having a length of 39.27 feet, and extends back 111.93 feet on the easterly line and 73.71 feet on the southerly line to a point of intersection.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Home Federal Savings and Loan Association, of record in Book 5188, page 584, said Register's Office, and that the escrow account in Connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

BEING the same property conveyed to Bradford L. Phelan and wife, Carolyn P. Phelan, by deed from John T. Gerdes and wife, L. Endean Smith, of record in Book 5188, page 582, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 129 Valley Green Drive, Antioch, 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 6th day of June, 19 79

Bradford L. Phelan — Carolyn P. Phelan

Bradford L. Phelan — Carolyn P. Phelan

STATE OF TENNESSEE
Davidson County

BOOK 5451 PAGE 131

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

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 14th day of June 19 79

Commission expires March 8, 1980

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Bradford L. Phelan et ux

TO
JoAnn C. Rader et ux

F-35032

IDENTIF. REFERENCE

JUN 18 11 52 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219
Row 1, Box 8 dp

STATE OF NEW YORK
COUNTY OF SARATOGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn P. Phelan, 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 Troy, New York, this 6TH day of June, 1979.

Barbara J. Goard
Notary Public

My Commission Expires: MARCH 31 1981

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5451 PAGE 132

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47000.00- CO	
			122.20 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 126.70-	

0091A06/18/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 35032

IDENTIF. REFERENCE

JUN 18 11 53 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 691008