This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5487 PAGE 761

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Phelps and wife, Joan F. Phelps	Third National Mortgage Company	96-10-163
(NAME)	(NAME)	
810 Colfax Drive	P. O. Box 2628	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by James E. Phelps and wife, Joan F. Phelps and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Franklin N. Knapp and wife, Ruby S. Knapp

have this day bargained and sold, and do hereby transfer and convey unto the said James E. Phelps and wife, Joan F. Phelps *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 67 on the Plan of Twin Lawn Subdivision of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.
Said Lot No. 67 fronts 92.0 feet on the easterly margin of Colfax Drive and runs back between lines 125 feet on the southerly side and 133 feet on the northerly side to an irregular line in the rear, measuring 113.6 feet thereon.

Being the same property conveyed to Franklin N. Knapp and wife, Ruby S. Knapp by deed from Terry P. Moses and wife, Gail F. Moses of record in Book 4188, page 288, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility purposes, 2½ x 20 foot utility anchor easement, 60-foot minimum building setback line from Colfax Drive, and conditions of Owner's Certificate of record in Book 2331, page 9, said Register's Office; and restrictive covenants of record in Book 2338, page 511, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 21st day of August 19 79

Affiant Joan F. Phelps

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensley

unimproved ( )
This is improved (X) property, known as 810 Colfax Drive, Nashville, Tennessee 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st *day of* August, 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Franklin N. Knapp

Franklin N. Knapp

Ruby S. Knapp

Ruby S. Knapp

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enzey, *a Notary Public in and for said County and State,* Franklin N. Knapp and wife, Ruby S. Knapp

*the within named bargainor*S*, 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, *Tennessee this* 21st *day of* August, *19*79

Mary Enzey *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC

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 .....

6665 RECD 105.00 CHECK

WARRANTY DEED

FROM
Franklin N. Knapp and wife,
Ruby S. Knapp

TO

James E. Phelps and wife,
Joan F. Phelps

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
D 83766

F 48155

IDENTIF. REFERENCE

AUG 23 3 54 PM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

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

RECEIVED OF _____

FOR _____

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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
			38500.00- CO	
			100.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 106.50-	
			6665A08/23/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 48155

IDENTIF. T REFERENCE

Aug 23 3 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 707108