576 · 01/07 120.39- CHECK

WARRANTY DEED

STATE OF TENNESSEE, } BOOK 5551 PAGE 820
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER is $37784.16

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF December, 19 79

Notary Public

MY COMMISSION EXPIRES: October 17 1982

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN A. PHELPS, et ux (NAME)	EXCHANGE BOND & MORTGAGE CORP. (NAME)	34-5
301 Alta Loma Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	8
Goodlettsville, Tn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	GO 04586

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, PAUL L. CARTER and wife, SHIRLEY M. CARTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN A. PHELPS and wife, MICHELE K. 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:

Being the easterly part of Lot No. 39 on the Map of Bransford Realty Company's Alta Loma Subdivision, of record in Book 421, page 44, Register's Office for Davidson County, Tennessee, described according to a survey by Lewis D. Justice, Surveyor, April 4, 1952, as follows:

Beginning at a R.R. spike in the center of Alta Loma Drive at the southeast corner of said Lot No. 39 where the west line of the right-of-way of the L & N Railroad crosses said Drive; thence with the center line of said Drive 80° 30' West 101 feet to a stake; thence North 4° 55' East 645 feet to a stake; thence South 62° 15' East 88.5 feet to a stake in the west line of said right-of-way; thence with the west line of the same South 2° West 625 feet to the beginning.

Being the same property conveyed to Paul L. Carter and wife, Shirley M. Carter by deed from Douglas R. Berry, of record in Book 5488, page 714, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 301 Alta Loma Road, Goodlettsville, Tn. 37072
(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 19th day of December, 19 79

Paul L. Carter — Shirley M. Carter

PAUL L. CARTER — SHIRLEY M. CARTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5551 PAGE 821

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul L. Carter and Shirley M. Carter,

the 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 Goodlettsville, Tennessee, this 19th day of December, 19 79

Commission Expires October 17, 1982 _____, 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

WARRANTY DEED

FROM
PAUL L. CARTER, et ux

TO
JOHN A. PHELPS, et ux

F 70919

IDENTIF. REFERENCE

JAN 7 9 46 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5551 PAGE 822

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43784.16- CO	
			113.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 120.38-	
5576AD1/07/80			B3L .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F70919

IDENTIF. REFERENCE

JAN 7 9 46 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 735150