FORM NO. WD-1

BOOK 5574 PAGE 998

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,800.78

+ Charlene Pledger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 1980.

Notary Public

MY COMMISSION EXPIRES: 11-17-80

(AFFIX SEAL)

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
Charlene Pledger (NAME)	Kentucky Mortgage Company (NAME)	2D-55322
490 Rural Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	136-7
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	37

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, C. RICHARD PHEBUS and wife, NITA J. PHEBUS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLENE PLEDGER, a single person

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. 56 on the plan of Section Two, Priest Lake Park, of record in Book 4175, pages 56, 57, and 58, Register's Office for said County.

SAID Lot No. 56 fronts 57.97 feet on the northwesterly margin of Timber Ridge Drive (erroneously referred to as Timber Drive in a previous conveyance) and extends back 125.00 feet on the northeasterly line and 131.33 feet on the southwesterly line to a broken line in the rear, measuring 172.57 feet thereon.

BEING the same property conveyed to C. Richard Phebus and wife, Nita J. Phebus by deed from James L. Smith and wife, Edna R. Smith of record in Book 5198, page 185, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 4317, page 17, said Register's Office, and to the matters set forth in the above referenced plan of record.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 5198, page 187, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee. The mortgage with Dobson & Johnson, Inc., has since been assigned to Kentucky Mortgage Company, Incorporated, in Book 5213, page 990, said Register's Office.

This is unimproved ( ) improved (X) property, known as 145 Timber Ridge Drive, Nashville, Tennessee 37217
(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 29th day of February, 1980

C. Richard Phebus

Nita J. Phebus

STATE OF TENNESSEE
Davidson County

BOOK 5574 PAGE 999

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. Richard Phebus and wife, Nita J. Phebus

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 Nashville, Tennessee, this 29th day of February, 1980.

Commission expires 11-17-80

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TEN

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

C. RICHARD PHEBUS et ux

TO

CHARLENE PLEDGER

6334 03/05 172.38- CHECK

F 79401

IDENTIF. REFERENCE

MAR 5 12 00 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: Row 1, Box 8, (bmg)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF Book 5574 Page 999-A

FOR

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

63800.78- CO
165.88 CO TX
.50 PRFEE
6.00 WDEED
CHECK 172.38-
6334A03/05/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.79401

IDENTIF. REFERENCE

MAR 5 12 08 PM '80

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

No. 745517