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

BOOK 5586 PAGE 114

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David H. Wuellner and wife Rochelle Maire Wuellner (NAME)	First Tennessee Bank N. A. Memphis (NAME)	115-7-15
701 Brook Hollow Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 474 (STREET ADDRESS)	8DZ-49405
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	Memphis, TN 38101 (CITY) (ZONE) (STATE)	

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

cash in hand paid by David H. Wuellner and wife Rochelle Maire Wuellner and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknoledged,

We, Alma Louise Phelps, and husband, Jim D. Phelps, Sr.

have this day bargained and sold, and do hereby transfer and convey unto the said David H. Wuellner and wife Rochelle Maire Wuellner, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Brook Meade, Section I, as of record in Book 2133, page 77, Register's Office for said County, described as follows:

Beginning on the northerly margin of Davidson Road at the corner of Lots Nos. 9 and 10; thence with said road eastwardly 177 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 38.8 feet to the westerly margin of Brook Hollow Road; thence with said road northwardly 177 feet to a concrete monument; thence north 86 deg. 45' west 205.5 feet to the corner of Lots Nos. 9 and 10; thence with the line between said two lots, southwardly 203 feet to the beginning.

Being the same property conveyed to Alma Louise Phelps by deed from Charles W. Lee, and wife, Mary R. Lee, of record in Book 4490, page 57, said Register's Office.

This conveyance is subject to the plan of record in Book 2133, page 77, Register's Office for Davidson County, shows an Owner's Certificate, 50 foot building setback line from Davidson Road, and from Brook Hollow Road, a 10 foot easement for public utilities, a 3 x 15 anchor easement; and a easement for sanitary sewers and/or storm drainage as set out in instrument of record in Book 5268, page 869, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,000.00

Subscribed and sworn to before me, this the 28th day of March 19 80

Affiant Rochelle Marie Wuellner

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

Notary Public Mary Ennis

This is improved (XX) unimproved ( ) property, known as 701 Brook Hollow Road (House Number) (Street) P. O. Address: Nashville, TN 37205 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said David H. Wuellner and wife, Rochelle Maire Wuellner, their my *(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,* except for 1980 taxes which are assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* David H. Wuellner and wife Rochelle M. Wuellner their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand this* 28th *day of* March, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alma Louise Phelps — Alma Louise Phelps

Jim D. Phelps, Sr.

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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,* Alma Louise Phelps and husband, Jim D. Phelps, Sr.

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* 28th *day of* March, *19*80.

Notary Public

Commission expires 10-15-83

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 .....

F-83274

IDENTIF. REFERENCE

APR 2 2 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

1289 04/02 206.70- CHECK

23093

WARRANTY DEED

FROM

Alma Louise Phelps et vir.

TO

David H. Wuellner and wife

Rochelle M. Wuellner

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			77000.00- CO	
			200.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 206.70-	
1269A04/02/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-83274

IDENTIF. REFERENCE

APR 2 2 16 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 750282