This instrument prepared by: Thomas M. Black, Attorney, 223 Madison Street, Madison, TN 37115

Mail

BOOK 5635 PAGE 858

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD A. MURRAY, ET UX	SAME	Map 24
(NAME) Route 3, Box 365 Brick Church Pike	(NAME)	Parcel 14
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	10 D 1550
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

EARNESTINE PHELAN, widow,
hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD A. MURRAY AND WIFE, SONIA GENEVIEVE N. MURRAY, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in the 10th Civil District of Davidson County, Tennessee, as follows: BEGINNING in the center of the Brick Church Turnpike in the north line of a tract of land, of which the land herein described is a part, conveyed to Dan Brown and wife, Mollie Brown, by Marshall and Ola Waters, by deed recorded in Book 553, page 438, Register's Office for said County, running thence with said line, North 58½° West 106 poles to a post with poplar pointer; thence South 3½° West 87.62 poles to a stone corner in Tom Johnson's East line, thence with George Kiber's line South 86½° West 51.63 poles to a point in the center of the Brick Church Turnpike; thence with said Turnpike, North 52½° 26 poles, North 39 3/4° East 10.97 poles, North 58½° East 17.70 poles; thence North 37½° East 1.90 poles to the beginning, containing 31.57 acres, more or less.

BEING the same property conveyed to W. Henry Phelan and wife, Earnestine Phelan, by deed from Alice McMahon, Trustee, of record in Book 1472, page 519, Register's Office for Davidson County, Tennessee; the said W. Henry Phelan having since died, property now vests solely in Earnestine Phelan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 80,000.00 TSE

Subscribed and sworn to before me, this the 6th, day of August 19 80

Affiant Richard A Murray

My commission expires: 1-22-84 (Affix Seal)

Notary Public Mark J Mathews

NOTARY PUBLIC STATE AT LARGE

unimproved ( )
This is improved(X) property, known as 365 Brick Church Pike (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantees, their *(successors), heirs and assigns forever* I *covenant that* I am *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 this date prorated and assumed by Grantees.

I *further covenant and bind* myself, my *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.*

Witness my *hand this* 6 *day of* August *19* 80, *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Earnestine Phelan

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARNESTINE PHELAN, widow, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 6th day of August, 19 80.

Mary J. Mathews
Notary Public

Commission expires 1-22-84

MARY J. MATHIESEN NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

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 .....

5070

WARRANTY DEED

FROM

EARNESTINE PHELAN, widow

TO

RICHARD A. MURRAY, ET UX

G 0 1-9 4 9

IDENTIF. REFERENCE

AUG 12 9 21 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5635 PAGE 860

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
			80000.00- CO	
			208.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 214.50-	
5070A08/12/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G01949

IDENTIF. REFERENCE

AUG 12 9 21 AM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 773169