This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Wade L. Phelps, unmarried

TO

Earnestine Davis

For draftsman's use

This instrument prepared by
A. T. Levine, Jr., Attorney
Stahlman Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earnestine Davis (NAME)	The Kissell Co (NAME)	81-7-169
1713 Seifried Street (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

Jun 30 8 17 AM '81

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,700.00 Earnestine Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 19 81

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: July 22, 1983

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

For and in Consideration of the sum of Ten and No/100 ($10.00) DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Wade L. Phelps, to Phillip E. Hill, Trustee, of record in Book 5586, page 473, Register's Office for Davidson County, Tennessee, reference to said instrument being here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantee.

I, Wade L. Phelps, unmarried have bargained and sold, and by these presents do transfer and convey unto the said Earnestine Davis her 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. 59 on the Plan of George Sheilds Second Addition to North Nashville, of record in Book 57, page 146, Register's Office for said County.

Said Lot No. 59 fronts 50 feet on the west side of Seifried Street and runs back between parallel lines 150 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Wade L. Phelps, by deed from George W. Lesley and wife, Jean S. Lesley of record in Book 5586, page 470, Register's Office for Davidson County, Tennessee.

WD-2

This is unimproved (X) improved ( ) property, known as 1713 Seifried Street (House Number) (Street) Nashville, Tenn. P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earnestine Davis, her heirs and assigns, forever.

And I do covenant with the said Earnestine Davis that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein and taxes for 1981 which have been assumed by the grantee.

And I, Wade L. Phelps, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Earnestine Davis her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of June, 19 81

Wade L. Phelps

Wade L. Phelps, unmarried

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade L. Phelps

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 26th day of June, 19 81

Jo Ann Smith, Notary Public.

Commission expires Feb. 12, 1983

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 .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5763 PAGE 457

RECEIVED OF _____

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
			25700.00- CO	
			6[illegible]2 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	73.32-
400706/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 30 8 17 AM '81

FELIX Z. WILSON
DAVIDSON COUNTY

No. 830016