BOOK 5821 PAGE 777

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Heirs at law of Nellie Phelan Ragan

TO

Jim Sisco

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Sisco (NAME)	Jim Sisco (NAME)	Part of Map 24
18th Floor - First American (STREET ADDRESS OR ROUTE NUMBER)	18th Floor - First American Center (STREET ADDRESS)	Parcel 61 & 62
Nashville, Tenn 37238 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Nov 24 8 54 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 14,525.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF November 1981.

Notary Public

MY COMMISSION EXPIRES: Feb 13, 1983

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

G69219

For and in Consideration of the sum of FOURTEEN THOUSAND FIVE HUNDRED TWENTY FIVE AND NO/100ths----------($14,525.00)----------**DOLLARS**

cash in hand paid by Jim Sisco, the receipt of which is hereby acknowledged, WE, BETTIE P. SPAIN, CHARLIE HORACE PHELAN, SR., ANNIE P. STEPHENS, GEORGIA P. BOYCE, ETTA VIRGINIA BEARDEN, ROSALEE M. ROACH, AND J. W. MILLER,

.....have bargained and sold, and by these presents do transfer and convey unto the said

.....

JIM SISCO, his .....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Second District of Davidson County, Tennessee, being Tract No. 4 on the Plan of Division of the Nellie Phelan Ragan (deceased) property, and more particularly described according to a survey prepared by Donald R. Carver, Surveyor, Lic. #271, dated September 25, 1981, as follows:

Beginning at a point in the center of Brick Church Pike at the southeast corner of this tract and the southwest corner of a tract conveyed to C. H. Phelan from this property; thence along center of said road, North 33° 00' West for a distance of 19.00 feet to a

point; thence North 48° 45' West for a distance of 275.00 feet to a point; thence North 41° 00' West for a distance of 105.00 feet to a point; thence North 18° 00' East for a distance of 100.00 feet to a point; thence North 10° 30' West for a distance of 272.00 feet to a point; thence North 01° 00' West for a distance of 200.00 feet to a point; thence North 4° 15' East for a distance of 242.00 feet to a point; thence leaving said road South 72° 00' East for a distance of 57.00 feet to an iron pin; thence South 2° 30' West for a distance of 231.00 feet to a point in the south line of Redding; thence along Reddings South line South 87° 40' East a distance of 1027.89 feet to a point, the Northeast corner of this tract and the Northwest corner of C. H. Phelan Property; thence along Phelans westerly line and the easterly line of this property South 31° 00' West for a distance of 294.00 feet to an iron pin in fence line; thence South 55° 00' West for a distance of 305.00 feet to a point; thence South 29° 45' West for a distance of 345.00 feet to a point; thence South 29° 45' West for a distance of 10.00 feet; thence North 71° 00' West for a distance of 98.00 feet to a point, 30" Elm tree; thence South 37° 30' West for a distance of 98.00 feet to the point of beginning, containing 12.70 acres, more or less.

Being property conveyed to Nellie Phelan Ragan by deed from Rosetta Phelan, W. Henry Phelan, C. Horace Phelan, Annie Phelan Stephens, Georgia Phelan Boyce, and Birdie Phelan Miller, of record in Book 1316, page 307, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Rosetta Phelan, for and during her natural life, and at her death to Nellie Phelan Ragan, by deed from Nellie Phelan Ragan, W. Henry Phelan, C. Horace Phelan, Annie Phelan Stephens, Georgia Phelan Boyce, Birdie Phelan Miller, and Rosetta Phelan, of record in Book 1316, page 309, Register's Office for Davidson County, Tennessee. The said Rosetta Phelan having since conveyed her life estate in and to said land, to Nellie Phelan Ragan, by deed of record in Book 4019, page 145, Register's Office for Davidson County, Tennessee. The said Nellie Phelan Ragan having since died.

This conveyance is made subject to an easement for the flow of a Spring.

The property as herein described is not the usual place of residence of the grantors or their spouses.

The said C. H. Phelan, Sr. and Charlie Horace Phelan, Sr. being one and the same person.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) 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 Jim Sisco, his _____ heirs and assigns, forever.

And we do covenant with the said Jim Sisco _____ 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.

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 Jim Sisco, his _____ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 11th day of November, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bettie P. Spain

Bettie P. Spain

C H Phelan Sr

Charlie Horace Phelan, Sr.

Annie P Stephens

Annie P. Stephens

Georgia P. Boyce

Georgia P. Boyce

Etta Virginia Bearden

Etta Virginia Bearden

Rosalee M. Roach

Rosalee M. Roach

J. W. Miller

J. W. Miller

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, Jo Ann Smith, a Notary Public in and for said County and State, the within named Bettie P. Spain, Charlie Horace Phelan, Sr., Annie P. Stephens, Georgia P. Boyce, Etta Virginia Bearden, Rosalee M. Roach, XXX XXXXXXXXXXXXXX

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 11th day of November, 19 81

Jo Ann Smith, Notary Public

Commission Expires Feb. 12, 1983

STATE OF TENNESSEE
County of SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. W. Miller

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 Memphis, Tennessee, this 17 day of November, 19 81

Donna J. Margin, Notary Public

Commission Expires MY COMMISSION EXPIRES SEPT. 25, 1982

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

RECEIVED OF _____ BOOK 5821 PAGE 780

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

14525.00- CO
37.70 CO TX
.50 PRFEE
9.00 MOREC
CHECK 47.20-
9501A11/24/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

669219

TENNESSEE REFERENCE

Nov 24 8 54 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 854543