This Form furnished by Attorneys Title Company, Inc.

BOOK 5823 PAGE 351

Form No. WD-3

FROM

Heirs at law of Nellie Phelan Ragan

TO

Jack T. Webb and wife,
Lou Iris Webb

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
Jack T. Webb et ux. (NAME)	Jack T. Webb (NAME)	Part of Map 24
P. O. Box 4841 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 4841 (STREET ADDRESS)	Parcel 10
Route 3 - Brick Church Pike Goodlettsville, Tenn. (CITY) (STATE) (P. O. ZIP)	Route 3 - Brice Church Pike Goodlettsville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

Nov 30 12 32 PM '81

FELIX A. ROONEY REGISTER DAVIDSON COUNTY, TENN.

MAIL FEE

669704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 19,200.00

Jack T. Webb
Affiant

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

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: Feb. 27, 1983

(AFFIX SEAL)

For and in Consideration of the sum of Nineteen Thousand Two Hundred and no/100ths ($19,200.00) DOLLARS cash in hand paid by Jack T. Webb and wife, Lou Iris Webb, 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 JACK T. WEBB AND WIFE, LOU IRIS WEBB, their 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. 3 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 southerly margin of Brick Church Pike, the corner between Tract 2 and this tract; thence leaving said road, South 34° 45' West for a distance of 220.00 feet to an iron pin, corner to Tract 2; thence along the northerly line of Tract 2, and the

southerly line of this tract, North 59° 11' West for a distance of 1633.66 feet to an iron pin; thence South 29° 56' West for a distance of 243.15 feet to an iron pin in the southerly line of Tract 2 and this tract; thence North 55° 15' West for a distance of 230.00 feet to an iron pin in fence line; thence along said fence, North 3° 30' East for a distance of 441.00 feet to an iron pin in fence corner the northwest corner of this tract; thence along a fence and being the northerly line of this tract, South 63° 15' East for a distance of 720.00 feet to an iron pin in fence line; thence South 54° 00' East for a distance of 835.00 feet to a 30" Elm tree; thence South 52° 00' East for a distance of 302.00 feet to a post; thence North 23° 00' East for a distance of 100.00 feet to an iron pin; thence North 74° 00' East for a distance of 145.00 feet to a point in the southwesterly line of Brick Church Pike; thence along said road South 18° 00' East for a distance of 100.00 feet to a point; thence South 41° 00' East for a distance of 70.00 feet to the point of beginning, containing 10.06 acres, more or less.

TOGETHER with an easement for Drive extending to and from Brick Church Pike and extending across the northerly portion of Tract 2.

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 a 10 foot easement for cemetery located on Tract 2, lying south of and adjacent to the property hereindescribed, with all rights of ingress and egress thereto.

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

This is unimproved ( ) 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 Jack T. Webb and wife, Lou Iris Webb, their heirs and assigns, forever.

And we do covenant with the said Jack T. Webb and wife, Lou Iris Webb 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 Jack T. Webb and wife, Lou Iris Webb, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness 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

CHECK 59.42

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 5823 PAGE 353

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 Spehan, Sr., Annie P. Stephens, Georgia P. Boyce, Etta Virginia Bearden, Rosalee M. Roach, ~~xxxxxxxx~~ ~~xxxxxx~~

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, 1981

Jo Ann Smith, Notary Public

Commission Expires Feb. 12, 1983

JO ANN SMITH NOTARY PUBLIC AT LARGE

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 Nashville, Tennessee this 17 day of November, 81

Deana J. Morgan, Notary Public

Commission Expires MY COMMISSION EXPIRES OCT. 25, 1982

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 5823 PAGE 354

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
			19200.00- CO	
			49.92 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	59.42-
0115A11/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 9 7 0 1

IDENTIFICATION REFERENCE

Nov 30 12 32 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 855136