OFFICIAL RECEIPT

BOOK 5905 PAGE 310

WARRANTY DEED

This Instrument Prepared By
R. Marshall, Attorney
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NO'S
Jackson M. Grizzard, et ux	Same	Map 114
(Name)		
7534 Charlotte Road		Parcel 281
(Street Address or Route Number)		
Nashville, Tennessee 37209		
(City) (P.O. Zone) (State)		

FOR AND IN CONSIDERATION of Thirty - Two Thousand Eight Hundred and Twelve and 50/100 Dollars ($32,812.50) of which amount the sum of Sixteen Thousand and no/100 Dollars ($16,000.00) has been paid in cash by Marjorie Mae Phelan Grizzard and husband, Jackson M. Grizzard, to John Edward Phelan, Sr., and wife, Mary Baugh Phelan, the receipt of which is hereby acknowledged and for the remainder $16,812.50 the said Marjorie Mae Phelan Grizzard and husband, Jackson M. Grizzard have executed and delivered to John Edward Phelan, Sr., and wife, Mary Baugh Phelan, their one certain joint promissory note of even date herewith, payable to the order of John Edward Phelan, Sr., and wife, Mary Baugh Phelan, on or before October 7, 1982, without interest, and to secure said note a vendor's lien is expressly retained on the interest in the real property hereinafter conveyed and described, We, the said John Edward Phelan, Sr., and wife, Mary Baugh Phelan, have this day bargained and sold, and do hereby transfer and convey unto the said Marjorie Mae Phelan Grizzard and husband, Jackson M. Grizzard, their heirs and assigns, our one-half undivided interest in and to the following described real property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the plan of the lands of William Gower, deceased, as of record in Minute Book "H," Page 487, County Court for said County, described according to a Survey made by Z.J. Wilkinson, Surveyor, July 25, 1950, as follows:

Beginning at a point in the center of U.S. Highway No. 70 or the Charlotte Pike at the most southeasterly corner of the property herein described; thence north 43° 41' east to a point in the property line at said point which is the northeast corner of the property herein conveyed, as shown on the Metropolitan Codes Map No. 114, Parcel No. 281; for Nashville, Davidson County, Tennessee; thence in a northerly direction along the said property line to a point in the property line where it intersects with the west property line of the property herein conveyed, which is the northwest corner of said property; thence south

43° 41' west to a point in the center of U.S. Highway No. 70 which point is 120 feet westerly from the point of beginning; thence along said center line of said highway in an easterly direction 120 feet to said point of beginning.

This property is a portion of the land conveyed to Edward D. Phelan, Jr., and wife, Anna Mai Phelan, from Dennis O'Brien and wife, Edna Lewis O'Brien, of record in Book 1876 Page 491 Register's Office for said county; the said Anna Mai Phelan having since died; and the said Edward D. Phelan, Jr., having died on December 24, 1981, leaving a Last Will and Testament which has been probated in the Metropolitan Probate Court of Davidson County, Tennessee, and in which said Will said above described parcel of land was devised to John Edward Phelan, Sr., and Marjorie Mae Phelan Grizzard, his children, they being his only children; the said property being described therein as his home at 7534 Charlotte Road; said Will being of record in Will Book 137, Page 434, of said Court.

The foregoing description is based upon the said survey heretofore mentioned, and is also based on said parcel of land as the same appears on the Metropolitan Codes Map No. 114, Parcel No. 281, which shows said tract having 1.59 acres but this description is subject to correction, if any, to be made by an accurate survey of said parcel.

The above property is subject to a 100 foot existing T.V.A. Power Transmission Easement.

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

The actual consideration or value whichever is greater, for this transfer is $32,812.50. Subscribed and sworn to before me, this the 30th day of June, 1982.

Richard C. Marshall, Attorney
Affiant

My Commission Expires:
July 17, 1983

Notary Public

This is improved property, known as 7534 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said one-half undivided interest in said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Marjorie Mae Phelan Grizzard and husband, Jackson M. Grizzard, their heirs assigns forever. We do covenant that we are lawfully seized and possessed of said interest in said real estate in fee simple, with a good right to convey it, and that the same is unencumbered except by taxes for the year

OFFICIAL RECEIPT

1982 which have been prorated between the parties and assumed by grantees; and we further convenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to said interest in said real estate to said Marjorie Mae Phelan Grizzard and husband, Jackson M. Grizzard, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of June, 1982.

John Edward Phelan, Sr.

Mary Baugh Phelan

STATE OF TENNESSEE §

COUNTY OF DAVIDSON §

Personally appeared before me, Dollie B. Kropf, a Notary Public in and for said County and State, the within named John Edward Phelan, Sr., and wife, Mary Baugh Phelan, 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 30th day of June, 1982.

My Commission Expires:
July 12, 1983

Dollie B. Kropf
Notary Public

59924

IDENTIF. REFERENCE

JUL 1 9 11 AM '82

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5905 PAGE 313

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
			32812.50- CO	
			16812.50- MO	
			65.25 CO TX	
			14.60 MO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 109.55-	
			560BA07/01/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9 7.9 2 4

IDENTIF. REFERENCE T

JUL 1 9 11 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 889233