SEND TAX BILLS TO:

Mr. Thomas R. Taylor

2505 Pleasant Green Rd.

Nashville, Tenn. 37214

MAP 106 GROUP 12 PARCEL 23 1st

IMPROVED X UNIMPROVED

THIS INSTRUMENT PREPARED FROM INFORMATION FROM OTHERS BY:

WILLIAM E. FARMER
ATTORNEY AT LAW
104 WEST MAIN STREET
LEBANON, TENN. 37087

BOOK 5967 PAGE 783

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable considerations, receipt of which is hereby acknowledged, we, KATIE S. PHELAN, ADMINISTRATRIX for the Estate of Thomas H. Phelan, Jr., DONALD T. PHELAN, TERESA KAY PHELAN COOPER, JAMES DAVID PHELAN and STEVEN PAUL PHELAN, have this day bargained and sold, and by these presents do hereby transfer and convey unto KATIE S. PHELAN, a widow, her heirs and assigns, the following described tract or parcel of land, situated and lying in Davidson County, Tennesse, being more particularly described as follows:

Being Lot 18 On the Plan of the resubdivsion of Lots 18, 19 and 20 of the Murfreesboro Road Industrial Subdivision, Section Four, of record in Book 3842, Page 259, Register's Office for Davidson County, Tennessee. Said lot fronts 100.0 feet on the westerly margin of Wilhagan Drive and extends back 225.82 feet on the southerly line and 216.01 feet on the northerly line to a dead line in the rear measuring 119.15 feet thereon.

This conveyance is made subject to 20-foot sanitary sewer easement across rear, minimum first floor elevation, 2.5 x 20-foot anchor easement, 30 foot building setback line from Wilhagan Road, and conditions of owner's certificate, as shown on plat of record in Book 3842, Page 259, Register's Office for Davidson County, Tennessee and to restrictive covenants of record in Book 4230, Page 94, said Register's Office.

Deed Reference: Being the same property conveyed by Bill Finchum and Wayne LeRoy unto T. H. Phelan, Jr. and Thomas R. Taylor, d/b/a a partnership, as shown of record in Deed Book 4998, Page 250, recorded in the Register's Office of Davidson County, Tennessee on February 19, 1976. The said T. H. Phelan, Jr. having become deceased on September 27, 1982 and having died intestate leaving the said Katie S. Phelan as his widow and administratrix, and leaving Donald T. Phelan, Teresa Kay Phelan Cooper, James David Phelan and Steven Paul Phelan as his surviving children. The said Katie S. Phelan, Donald T. Phelan, Teresa Kay Phelan Cooper, James David Phelan and Steven Paul Phelan do hereby enter into this conveyance as all of the heirs-at-law of T. H. Phelan, Jr. The above described property having been declared to be the property of Katie S. Phelan as the surviving spouse of T. H. Phelan, Jr., pursuant to the orders of the Probate Court of Wilson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all appurtenances, improvements, estate, title and interest thereunto belonging unto the said KATIE S. PHELAN, a widow, her heirs and assigns, in fee simple, forever.

WE COVENANT that we are lawfully seized and possessed of said property; that we have a good and lawful right to sell and convey the same; that the same is free, clear and unencumbered, except as noted herein; and that we shall forever WARRANT AND DEFEND the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the Installment Deed of record in Deed Book 4998, Page 250 in the Register's Office of Davidson County, Tennessee, said instrument having secured a note in the principal amount of $85,000.00 payable to the order of Bill Finchum and Wayne LeRoy, as shown of record therein. The Grantee does hereby assume and pay the 1982 taxes and any back taxes, if any.

This conveyance is made subject to the rights of Thomas R. Taylor, a partner of T.H. Phelan, Jr., the said T. H. Phelan, Jr. and Thomas R. Taylor having owned and operated the above described property as a partnership, with equal rights therein.

IN WITNESS WHEREOF, we have hereunto set our hands this 17th day of November, 1982.

Katie S. Phelan, admin.
KATIE S. PHELAN, ADMINISTRATRIX
for the Estate of Thomas H. Phelan, Jr.

Donald T. Phelan
DONALD T. PHELAN

Teresa Kay Phelan Cooper
TERESA KAY PHELAN COOPER

James David Phelan
JAMES DAVID PHELAN

Steven Paul Phelan
STEVEN PAUL PHELAN

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 567 PAGE 785

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named Bargainor, KATIE S. PHELAN, ADMINISTRATRIX for the Estate of Thomas H. Phelan, Jr., with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee on this 17th day of November, 1982.

Barbara Mincher
NOTARY PUBLIC

Commission Expires:
7/28/85

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named Bargainor, DONALD T. PHELAN, with whom I ampersonally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee on this 17th day of November, 1982.

Barbara Mincher
NOTARY PUBLIC

Commission Expires:
7/28/85

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named Bargainor, JAMES DAVID PHELAN, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee on this 17th day of November, 1982.

Barbara Mincher
NOTARY PUBLIC

Commission Expires:
7/28/85

H 1 8 4 1 2

IDENTIF. REFERENCE

NOV 22 1 52 PM 82

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named Bargainor, TERESA KAY PHELAN COOPER, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee on this 17th day of November, 1982.

Barbara Mineley
NOTARY PUBLIC

Commission Expires:
7/28/85

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, the within named Bargainor, STEVEN PAUL PHELAN, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Lebanon, Tennessee on this 17th day of November, 1982.

Barbara Mineley
NOTARY PUBLIC

Commission Expires:
7/28/85

STATE OF TENNESSEE
COUNTY OF WILSON

The Actual Consideration, or value, whichever is greater for this transfer is $3,000.00.

Katie S. Phelan
AFFIANT

Sworn to and subscribed before me, this 17th day of November, 1982.

Barbara Mineley
NOTARY PUBLIC

Commission Expires:
7/28/85

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

RECEIVED OF _____

FOR _____

BOOK 5967 PAGE 787

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3000.00- CO	
			7.60 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	20.30-
1305A 11/22/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 8 4 1 2

IDENTIF. REFERENCE

Nov 22 1 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 911720