WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. D. Phelps, et al	same	Map 105-7
(NAME) 1425 - 4th Avenue South	(NAME)	Parcel 412
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37210	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten and 00/100 ($10.00)---------- Dollars,

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cash in hand paid by J. D. Phelps and Jack Phelps d/b/a P & P Enterprises, the Grantees, to John Pyburn, Successor Trustee, the Grantor, the receipt of which is hereby acknowledged and other good and valuable considerations,

I, John Pyburn, Successor Trustee, the Grantor

have this day bargained and sold, and do hereby transfer and convey unto the said J. D. Phelps and Jack Phelps d/b/a P & P Enterprises, a partnership, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being in the 9th Civil District of Davidson County, Tennessee, and known and designated as Lot Nos. 33 and 34 in B. F. Brown's Subdivision of the Rains Spring Property, a Plan of which is recorded in Book 57, page 115, R.O.D.C., Tenn. and is especially referred to for a more accurate description. Said lots front 100 feet on the west side of the Nolensville Pike and running back between parallel lines on the north side of Lot No. 34, 255 feet more or less to an alley, and on the south side of Lot No. 33, 130 feet more or less to an alley.

Included in the above description, but excluded therefrom is the property conveyed to the City of Nashville, as of record in Book 1005, page 425, said Register's Office.

Being part of the same property devised to Leslie Pyburn, as Trustee of the Estate of Rufus Fessey Rutledge, an incompetent, by Will of Rufus Franklin Rutledge, deceased, of record in Will Book 76, page 289, County Court for Davidson County, Tennessee, the said Leslie Pyburn, Trustee having since died and John Pyburn was appointed Successor Trustee, as of record in Minute Book 228, page 417, in the Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,500.00

Subscribed and sworn to before me, this the 1st day of February, 1984

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public Phyllis Keenan

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said J. D. Phelps and Jack Phelps d/b/a P & P Enterprises, their

(successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said J. D. Phelps and Jack Phelps d/b/a P & P Enterprises, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 1st day of February, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Pyburn Successor Trustee

JOHN PYBURN, Successor Trustee

02/02/84 0:20 - CHECK

369

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... , a Notary Public in and for said County and State, John Pyburn, Successor Trustee

the within named 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 1st day of February, 1984

Phyllis Keenon Notary Public

Commission expires 10-20-85

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 .....

FELIX Z. MILLSAPS, REGISTER
DAVIDSON COUNTY, TN
FEB 2 8 23 AM '84

IDENTIF. REFERENCE

100988

WARRANTY DEED

FROM

JOHN PYBURN, Successor Trustee

TO

J. D. PHELPS, et al.

C. EDWARD COOMER
This instrument prepared by
Harding Professional Building
4015 Travis Drive
Nashville, Tennessee 37211

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

RECEIVED OF _____

FOR _____

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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
			24500.00- CAMT.	
			63.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	70.20-
0369A02/02/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

100988

IDENTIF. REFERENCE

FEB 2 8 23 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 10661