File By #20

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
WADE W. PHELPS (NAME)	SAME (NAME)	Map 82-7
2202 Albion Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 474
Nashville, TN 37208 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	F.B.#20W-1645

WARRANTY DEED

For and in consideration of the sum of TEN ($10.00) and no/100 ---------- DOLLARS

CITIZENS SAVINGS BANK AND TRUST COMPANY, herein called Grantor,

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have bargained and sold, and by these presents do transfer and convey unto the said WADE W. PHELPS, a single person,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S.M.McMurray, of record in Book 421, page 8, said Register's Office, and being further Lot No. 9 on a unregistered copy of a subdivision of said Lot No. 1, made by T.R.Sanford, September 27, 1949, as follows:

BEGINNING at the southerly margin of Arrington Street or Avenue at the common corner of Lots Nos. 8 and 9, shown on said survey; thence southerly along the line between said lots, 120 feet;thence easterly parallel to Arrington Street or Avenue, 43 feet to the corner of Lots Nos.9 and 10; thence northerly with the line between said Lots, 120 feet to the southerly margin of Arrington Street or Avenue; thence westerly along Arrington Street or Avenue, 43 feet to the beginning.

Being the same property conveyed to Citizens Savings Bank & Trust Company by deed from M.G.Ferguson, Trustee, as of record in Book 5227, page 509, Register's Office for Davidson County.

unimproved ( )
This is improved (x) property, known as 508 Arrington Street (House Number) (Street)
Nashville, Tennessee 37207
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of Septembr 1984

CITIZENS SAVINGS BANK AND TRUST COMPANY

By Henry Hill, Jr.
Henry Hill, President and CEO

ATTEST: Julian W. Blackshear, Jr.
Julian W. Blackshear, Jr.

STATE OF TENNESSEE
COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HENRY HILL and ~~JULIAN W. BLACKSHEAR, JR.~~ with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary respectively of the CITIZENS SAVINGS BANK AND TRUST COMPANY, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said HENRY HILL as such President and attesting the same by the said JULIAN W. BLACKSHEAR, JR. as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of September, 1984.

Helen T. Gavigan Notary Public

Commission expires 4-17-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

WADE L. PHELPS

Sworn to and subscribed before me
this 6th day of September, 1984.

My commission expires 4-17-85 Notary Public Helen T. Gavigan

This instrument was prepared by:
PETWAY, BLACKSHEAR & SMITH, Attorneys at Law, 1000 Parkway Towers, Nashville, TN 37219

Name — Address

1 1 8 0 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
FILED
SEP 7 10 03 AM '84
REGISTER

3455 WARRANTY DEED

FROM CITIZENS SAVINGS BANK AND TRUST COMPANY

TO WADE L. PHELPS

Petway, Blackshear & Hagwood
Attorneys at Law
1118 Parkway Towers
Nashville, Tennessee 37219
(615) 244-4850

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

22500.00- CAMT.
58.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 65.00-
8455A09/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 48093

IDENTIF. REFERENCE

SEP 7 10 03 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0067037