FILE IN BOX #4

FORM NO. WD-1
84-8-30

BOOK 6379 PAGE 401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,000.00

John W. Holt, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 19 84.

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys Suite 500 One Church St. Bldg. Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Holt (NAME)	OWNER (NAME)	70-9-8, 70-9-2
526 STAHLMAN BLDG. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA- 46655
NASHVILLE TN 37201 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	13DA-46760

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Alma Louise Phelps, an unmarried widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Holt

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract I

Being Lot No. 19 and the north 75 feet of Lot No. 20 on the plat known as Alpine Terrace, as of record in Book 421, page 131, Register's Office for said County.

Beginning at a point in the east margin of Alpine Park Avenue, said point being 178 feet north from the intersection of said Avenue and Powell Street; thence northerly along the east margin of Alpine Park Avenue, 279 feet to a point where said avenue and Robert Street intersects; thence North 59 deg. East 123 feet to a point in the southerly margin of Goodrich Street; thence eastwardly 406 feet to a point; thence southwardly 340 feet to a point in the east line of Lot No. 20, as shown on said plan; thence westwardly 408 feet, more or less, to the point of beginning.

** Being part of the same property conveyed to Alma Louise Phelps by deed from James D. Phelps and wife, Southern Publishing Association of Seventh Day Adventists, Inc., of record in Book 3679, page 263, Register's Office for Davidson County, Tennessee. The said J. D. Phelps having since died.

LEGAL DESCRIPTION CONTINUED ON ATTACHED SHEET "EXHIBIT A"

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

** INCLUDED in the above description but excluded therefrom is the right-of-way of Pfeiffer Street and East Lane.

CHECK
This is unimproved ( ) improved (X) property, known as 3216/3219 Alpine Park Avenue (House Number) (Street) Nashville, TN 37218 (P. O. Address) (City or Town) (Postal Zip)

09/11 '3.30

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. Wherever 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 my hand this 27th day of August, 19 84

Alma Louise Phelps

1588

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma Louise Phelps

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 19 84.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Alma Louise Phelps

TO
Nelson Holt

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

1490 19

IDENTIF. REFERENCE

SEP 11 3 56 PM '84

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

Tract II

Land in Davidson County, Tennessee, being the northerly part of Lot No. 17 on the Map of Alpine Terrace, as of record in Book 421, page 131, Register's Office for said County.

Said northerly part of Lot 17 is described as: Beginning at a point in the northwest corner of Park Avenue and Hale Street; thence with said Avenue northerly 90.4 feet to the margin of Alpine Avenue; thence with the southerly margin of Alpine Avenue westerly 189 feet to the intersection of Hill Street; thence with the easterly margin of Hill Street southerly 187.4 feet to the corner of Burton Castle's property; thence with Castle's north line east 125 feet, more or less to the terminus of Hale Street; thence northerly with the terminus of said Street 13 feet to the north margin of said Street; thence easterly along the north margin of said Street 196 feet, more or less, at the beginning.

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INCLUDED in the above description but EXCLUDED from this conveyance is a portion of the above reference tract heretofore conveyed by the grantor(s) herein in Book 4362, page 390, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to J. D. Phelps and wife, Alma Louise Phelps by deed from M. L. Randall and wife, Shirley Randall, of record in Book 2487, page 287, Register's Office for Davidson County, Tennessee, the said J. D Phelps having since died.

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

13000.00- CAMT.
33.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 43.30-
9588A09/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:49 0:19

IDENTIF. REFERENCE

SEP 11 9 36 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0068146