STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

60,280.15

X Ricky Lee Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES: July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 325 PLUS PARK BOULEVARD, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricky Lee Phelps (NAME)	First Investment Company (NAME)	MAP 87-13
4436-4438 Gina Brooke Drive (STREET ADDRESS OR ROUTE NUMBER)	4300 E. Broad Street (STREET ADDRESS)	PARCEL 10
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43216 (CITY) (STATE) (ZIP)	4D-12971

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, WE, Robert H. Nelson, Jr. and wife, Peggy Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ricky Lee Phelps and wife, Veronica Phelps

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:

LAND in Davidson County, Tennessee, being Lot No. 162 on the Plan of Gina Hall Subdivision, as of record in Plat Book 5800, page 75, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Robert H. Nelson, Jr. and wife, Peggy Nelson by quitclaim deed from Slate & Sweeney Construction Company, of record in Book 6062, page 579, Register's Office for Davidson County, Tennessee.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6062, page 580, of the Register's Office for Davidson County, Tennessee, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

11/05 15 28 CHECK

This is improved (X) unimproved ( ) property, known as 4436-4438 Gina Brooke Drive, Hermitage, TN 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 1st day of November, 19 85

Peggy Nelson

Robert H. Nelson, Jr.

3665

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6782 PAGE 711

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Nelson, Jr. and wife, Peggy Nelson

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 1st day of November 1985.

Commission expires July 18, 1987

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Robert H. Nelson, Jr.
Peggy Nelson

TO

Ricky Lee Phelps
Veronica Phelps

RUSH

Return to:

LEON SHARBER, ATTORNEY
325 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RECEIVED FOR RECORD
NOV 5 2 31 PM '85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6702 PAGE 712

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

60280.15- [illegible]
156.78 [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 163.28-

3866A11/05/85 3AL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 3 3 7

IDENTIFICATION

NOV 5 2 [illegible] '85

No. 189146