BOOK 6784 PAGE 619 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 86

Notary Public

MY COMMISSION EXPIRES: 1-25-89

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS — 2019 RICHARD JONES ROAD, SUITE 204 — NASHVILLE, TN 37215

| NAME / ADDRESS | | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| James T. Phelps | Mortgage Trust Company | |
| (NAME) | (NAME) | |
| 7437 Harness Drive | 2401 Hillsboro Road, Suite 100 | 9D-5018 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37212 | 142-2-248 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, James E. McFarland and wife, Judy C. McFarland

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Phelps and wife, Mary Gail 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. 276 on the Plan of the Cross Timbers, Section 5, Resubdivision of Lots 268-277, as of record in Book 4300, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. McFarland and wife, Judy C. McFarland by deed from Larry K. Denham and wife, Neil G. Denham of record in Book 5202, page 35, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 4408, page 761, said Register's Office.

7.6640

IDENTIFICATION REFERENCE

FEB 19 8 41 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 7437 Harness Drive, Nashville, TN 37221
(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 hand s this 13th day of February 19 86

James E. McFarland

Judy C. McFarland

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. McFarland and wife, Judy C. McFarland

the bargainor s, 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 13th day of February, 19 86

Commission expires 1-0-89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths / his oath) acknowledged (themselves / himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (they / he) as such _____ and _____ being authorized so to do, execute 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

James E. McFarland and wife, Judy C. McFarland

TO

James T. Phelps and wife, Mary Gail Phelps

RETURN TO:

STEVEN G. WATERS
Attorney at Law
2019 Richard Jones Road
Suite 204
Nashville, TN 37215

**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 |
|---|---|---|---|---|

$8888.88- DATE
883.00 CSTAX
.50 PRFEE
6.00 MDBTT
CHECK 889.50-
5427A02/19/EC BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

76640

IDENTIFICATION REFERENCE

FEB 19 8 41 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 219941