This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250718 FILE BOX #35

WARRANTY DEED

BOOK 6828 PAGE 27

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John F. Porch, III (NAME)	Troy & Nichols, Inc. (NAME)	
1505 Jewel Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	MAP 72-13
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	PARCEL 5

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by John F. Porch, III and Marie S. Porch and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

James J. Phelps, and wife, Willie Dorise Phelps

have this day bargained and sold, and do hereby transfer and convey unto the said John F. Porch, III, and, Marie S. Porch

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Dan Leech Subdivision, as of record in Book 1424, page 70, Register's Office for said County.

Said Lot No. 21 fronts 64.4 feet on the easterly side of Jewel Street and runs back between lines, 156 feet on the northerly line and 158 feet on the southerly line to a dead line on which it measures 63.3 feet.

Being the same property conveyed to James J. Phelps and wife, Willie Dorise Phelps, by deed from Avie C. Cude, unmarried of record in Book 4429, page 527, Register's Office of Davidson County, Tennessee.

91156

IDENTIFICATION REFERENCE

APR 14 8 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Subscribed and sworn to before me this the 10th *day of* April *19* 86

Affiant

My commission expires: 11-17-89 *(Affix Seal)*

Notary Public

unimproved, (-)
This is improved (X) property, known as 1505 Jewel Street, Nashville, Tennessee 37207
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 10th *day of* April *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James J. Phelps

Willie Dorise Phelps

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6828 PAGE 28

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James J. Phelps, and wife, Willie Dorise Phelps

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

Witness my hand and official seal at Nashville, *Tennessee, this* 10th *day of* April, *19* 86.

Karen Edwards
Notary Public

Commission expires 11-12-89

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

James J. Phelps etux

TO

John F. Porch, III etal

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF BOOK 6828 PAGE 29

FOR

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 97.50-
2649A04/14/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91156
IDENTIFI REFERENCE
APR 14 8 44 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236747