DEED -- 200 RETREAT COURT, WEST
HERMITAGE, TENNESSEEE 37076

BOOK 7069 PAGE 20

For and in consideration of the sum of five thousand dollars paid by cash and other good and valuable consideration including assumption of obligations of a deed of trust and loan of record in the RODC dated 25 March 1983, to J. G. Palmer, trustee; we,

William Francis Tracy and wife, Nathalyn Jean Tracy

have bargained and sold and by these presents do transfer and convey unto

Robert Hays Phelan and wife, Karen Annettee Phelan

their heirs and assigns forever, the following described property, to-wit:

Land in Davidison County, Tennessee, being Lot 39 on the Plan of Jackson's Retreat, Phase I, Section II, as of record in Book 5200, page 334 and 335, and revised in Book 5972, page 96, Register's Office of Davidson, County, Tennessee.

Said lot no. 39, being a corner lot, fronts 65 feet on the northerly margin of Jackson's Valley Road and fronts 78.84 feet on the easterly margin of Retreat Court West, said frontages being joined by a curve measuring 39.27 feet; the easterly line of said lot extends back 100 feet and intersects the northerly line which measures 74.58 feet thereon.

Being the same property conveyed by Randall Phillips Builders, Inc. to William Francis Tracy and wife, Nathalyn Jean Tracy by deed dated the 25th day of March 1983 and recorded in Book 6028, page 340.

To have and to hold said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Robert Hays Phelan and wife, Karen Annettee Phelan, their heirs and assigns forever.

We are lawfully seized and possessed of said property, and have a good and lawful right to sell and convey the same, and it is free from any lien or emcumbrance whatsoever with the sole exception of the aforementioned purchase money debt and deed of trust securing the same to Commerce Union Bank, a Tennessee corporation. This conveyance is made subject to that

purchase money obligation.

In testimony whereof we have hereunto set our signatures, this the 13 day of December, 1986.

William Francis Tracy
William Francis Tracy

Nathalyn Jean Tracy
Nathalyn Jean Tracy

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State of Tennessee
County of Davidson

Personally appeared before me, Terry Morrison, a Notary Public, in and for the said state and county aforesaid, the within named William Francis Tracy, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, on this the 13 day of Dec., 1986.

Terry Morrison
Notary Public

My Commission Expires: Nov. 1, 1987

State of Tennessee
County of Davidson

Personally appeared before me, Terry Morrison, a Notary Public, in and for the said state and county aforesaid, the within named Nathalyn Jean Tracy, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, on this the 13 day of December, 1985.

Terry Morrison
Notary Public

My Commission Expires: Nov. 1, 1987

(This instrument was prepared by H. Floyd Dennis, Attorney, 1502 18th Avenue, South Nashville, Tennessee 37212.

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State of Tennessee
County of Davidison

The actual consideration or value (whichever is greater) is
$71,359.02

William Francis Tate
affaint

Subscribed and sworn before me this 13th day of December 1986

Jerry Norman
Notary Public

My Commission Expires Nov. 1, 1987

Address of new Owner is Robert Hayes Phelan, 200 Retreat Court West, Hermitage, Tennessee 37076

Send tax bill to: FIRST WACHOVA MORTGAGE COMPANY
P. O. Box 3174
Winston-Salem, NC 37102

Map-parcel numbers
86-7 55 4D 1190

72980

IDENTIFICATION REFERENCE

DEC 15 1 05 PM '86

FELIA B. HALL REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7069 PAGE 23

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

71358 [illegible] CASH
19 .78 CSTAX
.50 [illegible]
3.00 MISC
CHECK 809.28
71383 12/15/86 3:2 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72980

IDENTIFICATION REFERENCE

Dec 15 1 07 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 22921