Title

BOOK 7237 PAGE 919 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 19 87

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Road Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Ewing A. Phelps (NAME)	National Mortgage Company (NAME)	094-09-0
1123 Davidson Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	024.00
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	

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, Gilbert Donaldson et ux Brenda Sue Donaldson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ewing A. Phelps and wife, Carolyn R. 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. 30 on the Plan of Shelby Heights, Section II, as of record in Book 2854, Page 5, and described according to a Surveyor's Correction Instrument of record in Book 3132, Page 494, as follows:

Beginning in the north margin of Davidson Street, at the corner of Lots 29 and 30; thence east with said Street, 47 feet to a monument; continuing east with said Street, 14.3 feet to another monument at the beginning of a curve; thence with said curve in a northeasterly direction 37.55 feet to a monument in the west margin of South 12th Street, thence north said Street, 95.96 feet to a monument; thence around a curve in a northwesterly direction, 32.71 feet to a monument in the south margin of Ozark Street; thence west with said Street, 53.22 feet to the corner of Lots 29 and 30; thence south along the line of these lots, 143.5 feet to the beginning.

Being the same property conveyed to Gilbert Donaldson by deeds of record in Book 5566, Page 119, Book 5566, Page 121 and Book 5566, Page 123, Register's Office for Davidson County, Tennessee.

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

This is ( ) unimproved (X) improved property, known as 1123 Davidson Street, Nashville, TN 37206
(House Number) (Street) (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 unincumbered, 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. 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 my hand this 27th day of April, 19 87

Gilbert Donaldson

Brenda Sue Donaldson

STATE OF TENNESSEE
Davidson County

BOOK 7217 PAGE 960

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert Donaldson and wife Brenda Sue Donaldson

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

Witness my hand and official seal at Antioch, Tennessee, this 27th day of April, 19 87.

Commission Expires November 1, 1987

Notary Public

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 .

Commission Expires

Notary Public

19832

IDENTIFICATION REFERENCE

APR 28 4 16 PM '87

SOLA C. WILSON JR REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Gilbert Donaldson

TO

Ewing A. Phelps and wife, Carolyn R. Phelps

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0699

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

RECEIVED OF _____

FOR _____

BOOK 7217 PAGE 911

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
			.26000.00- CAMT.	
			72.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
			01:92A04/28/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19832

IDENTIFICATION REFERENCE

APR 28 4 16 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74903