BOOK 7333 PAGE 821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Charles S Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 87

Notary Public

MY COMMISSION EXPIRES: 12/29/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 115 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES S. PHELPS (NAME)	FIRST INVESTMENT COMPANY (NAME)	GO 12366
308 Utley Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 749 (STREET ADDRESS)	18-3-22
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (P.O. 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, JUDITH MARIANNA STEWART, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES S. PHELPS and wife, KIMBERLY A. 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. 88, on the Plan of CONNELL ESTATES, Section 3, as of record in Plat Book 3600, Page 31, Register's Office for said County and State, to which Plat reference is hereby made for a more complete description.

BEING the same property conveyed to the within named Grantor by deed of record in Book 5949, Page 157, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

5 8 8 5 2

IDENTIFICATION REFERENCE

AUG 25 9 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

( ) unimproved ( )
This is improved (X) property, known as 308 Utley Drive, Goodlettsville, TN 37072
(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 my hand this 21st day of August, 19 87

JUDITH MARIANNA STEWART, unmarried: Judith Marianna Stewart

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, JUDITH MARIANNA STEWART, unmarried,

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 1987

Commission expires 12/29/90

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me, _____

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 19____

Commission expires _____

Notary Public

WARRANTY DEED

FROM

JUDITH MARIANNA STEWART, unmarried

TO

CHARLES S. PHELPS et ux

REGISTER, PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

79000.00- CAMT.
221.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 227.70-
5184AUG25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 8 5 2

IDENTIFIT REFERENCE

AUG 25 9 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 09020