Address New Owner as follows:

Kenny R. and Monnie S. Phelps
414 Rosehill Drive
Goodlettsville, Tennessee 37072

Send tax bills to:

Mortgage Corporation
of the South
P.O. Box 10726
Birmingham, Alabama 35202

Map-Parcel No:

25-7-20

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated October 21, 1977 and filed for record October 25, 1977, in the office of the recorded deeds of Davidson County, Tennessee in Book 5213, page 660, and note of even date thereby secured, in the original principal amount of $31,950.00, payable to First American National Bank of Nashville, which debt the grantee herein assumes and agrees to pay as payment of the purchase price, **JACK G. McKINNEY and wife, HELEN R. McKINNEY**, hereinafter called Grantor, have bargained and sold, and by these presents does transfer and convey unto **KENNY R. PHELPS and wife, MONNIE S. PHELPS**, hereinafter called Grantee, their heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 63 on the plan of Section Three, Ranchwood, of record in Book 3300, page 59, Register's Office for said County.

SAID Lot No. 63 fronts 80 feet on the easterly margin of Rosehill Drive and extends back 428.2 feet on the northerly line and 437.4 feet on the southerly line to a broken line in the rear measuring 130.9 feet thereon.

Being the same property conveyed to Jack G. McKinney and wife, Helen R. McKinney by Warranty Deed from Harvey D. Eanes and wife, Evie Lou Eanes, of record in Book 5213, page 658, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, their heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for taxes for the year 1987, matters shown on the plan of record in Book 3300, page 59, said Register's Office, and any liens, restrictions, easements, encumbrances or other matters of record in the Register's Office for Davidson County, Tennessee.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13 day of Oct., 1987.

Jack G. McKinney
JACK G. McKINNEY

Helen R. McKinney
HELEN R. McKINNEY

7389

IDENTIFICATION REFERENCE

Oct 13 3 24 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACK G. McKINNEY and wife, HELEN R. McKINNEY**, the bargainors, 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~~ Goodlettsville, Tennessee, on this the 13th day of Oct, 1987.

Marie W Butterworth
NOTARY PUBLIC

My commission expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,392.01.

[signature]
AFFIANT

Sworn to and subscribed before me this the 13 day of October, 1987.

[signature]
NOTARY PUBLIC
My commission expires: My Commission Expires July 11, 1991

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7378 PAGE 71

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

28392.01- CAMT.
79.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 86.02-
2536A10/13/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7389

IDENTIFICATION REFERENCE

OCT 13 3 24 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 25990