FORM NO. WD-1

BOOK 7484 PAGE 873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant Wade Phelps

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 1988

Notary Public

MY COMMISSION EXPIRES: 11 SEPT 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DAN R Alexander 1205 8TH Ave S Nash TN 37203

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Phelps (NAME)	SAME (NAME)	12DA 44075
1200 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 71-12
Nashville, Tennessee 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	Par 283

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, (I) Mildred Maney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade Lee 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:

Being Lot No. 4 on the Map of T. I. Ward's Re-subdivision of Lots Nos. 27-34, 37-39 in Williams and Hayes Company Belleview Plan of Record in Book 974 page 48, Registers Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.0 feet on the easterly margin of Montgomery Avenue(formerly Montgomery St.) and runs back between parallel lines measuring 200 feet to a dead line measuring 50.00 Feet thereon.

Being the same property conveyed to Sam E. Lewis and wife, Evelyn T. Lewis by deed from John Blaine Ricketts, Jr. and wife, Judith T. Ricketts, as of record in Book 1730, page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Simon Maney and wife, Mildred Maney by deed of record in Book 4239, page 213 Register's Office of Davidson County, Tennessee, Simon Maney having since died

I hereby reserve unto myself a life interest in the above described property measured by my own life, the life of Mildred Maney and this life estate is not conveyed to the buyer but reserved unto myself.

This is unimproved ( ) improved (X) property, known as 1515 Montgomery Avenue Nashville, Tennessee
(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 on this 30th day of January, 19 88

Mildred Maney

Mildred Maney

BOOK 7484 PAGE 874

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Enoch D. Adams, a Notary Public in and for said County and State, the within named Mildred Maney

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

Witness my hand and official seal at Nashville, Davidson Co, Tennessee, this 1st day of February, 19 88.

Commission Expires 3-11-1991

Enoch D. Adams
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____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM Mildred Maney

TO Wade Lee Phelps

10341

IDENTIFICATION REFERENCE

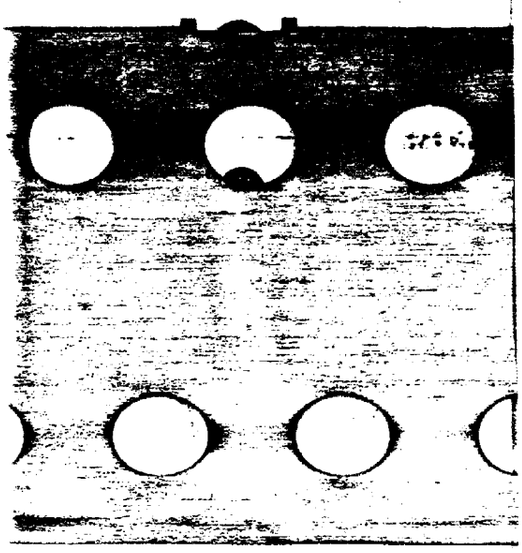
MAR 7 9 13 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

$10.00

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

3193 03/07 0101 03CHECK 62.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7484 PAGE 875

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

CAMT 20000.00
CON TX 56.00
PRFEE 0.50
WDEED 6.00
TOTAL 62.50
CHECK 62.50

03/07/89 01 09:13 0001 3193

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10341

IDENTIFICATION REFERENCE

MAR 7 9 13 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 67869