STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 88

Notary Public

MY COMMISSION EXPIRES: 7/10/89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Daniel W. Nicks (NAME)	Homeland Mortgage Corporation (NAME)	119-03-0
349 Wimpole Drive (ADDRESS)	BNA Corporate Center, Bldg. 200 (ADDRESS)	097.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, Tn. 37217 (CITY) (STATE) (ZIP)	02DA 44298

FOR AND 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, Nellie Juanita Phelps unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel W. Nicks

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. 109 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nellie Juanita Phelps, single, and Maude J. Phelps, a widow, as joint tenants with the right of survivorship and not as tenants in common, the said Maude J. Phelps has since deceased by deed from Ralph L. High and wife, Mary E. High of record in Book 4745, Page 63, Register's Office, Davidson County, Tennessee.

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

2 1 6 5 2

IDENTIFICATION REFERENCE

APR 15 10 45 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
is improved (X) property, known as 349 Wimpole Drive, Nashville, TN 37211
(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. 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 13th day of April, 19 88

Nellie Juanita Phelps

Nellie Juanita Phelps

BOOK 7517 PAGE 163

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nellie Juanita Phelps unmarried

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 Brentwood, Tennessee, this 13th day of April, 1988.

Commission expires 4/10/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Nellie Juanita Phelps

TO

Daniel W. Nicks

RETURN TO:

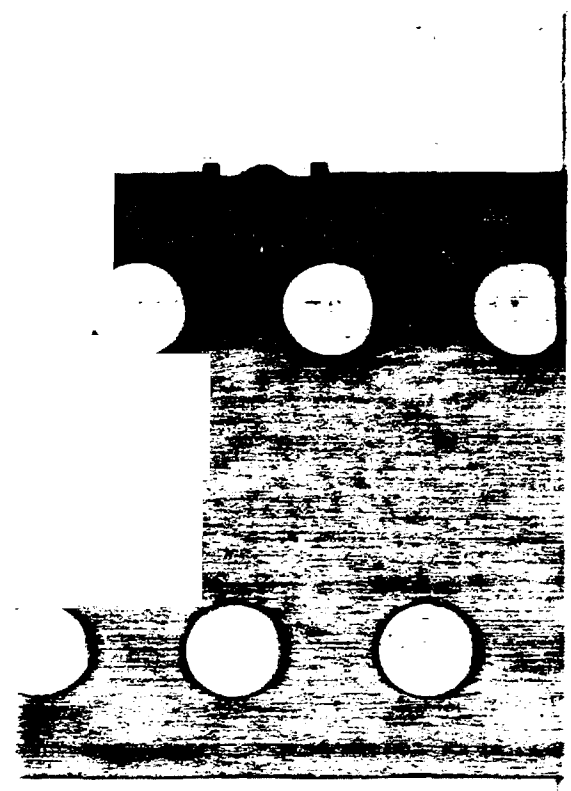
MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

CRANFORD, HARDEMAN
DRIVE, SUITE 150
TENNESSEE 37027

CRANFORD, HARDEMAN
DRIVE, SUITE 150
TENNESSEE 37027

196.34 CHECK 03101



OFFICIAL RECEIPT

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

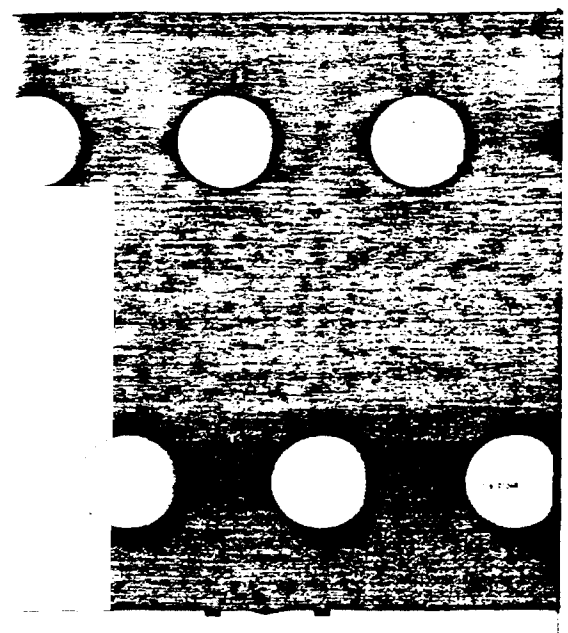
RECEIVED OF _____

FOR _____

BOOK 7517 PAGE 164

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21652

IDENTIFICATION REFERENCE

APR 15 10 45 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	67800.00
CON TX	189.84
PRFEE	0.50
WDEED	6.00
TOTAL	196.34
CHECK	196.34

04/15/88 01 10:45 0001 4824

No. 80963