BOOK 7520 PAGE 911

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18th** DAY OF **March** 19 **88**

Notary Public

MY COMMISSION EXPIRES 7-17-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM T. BERRY, Attorney – 109 Shacklett Lane – Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
NOLA B. SIMMONS (NAME)	**SAME** (NAME)	
1420 OAKland Acres Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	**MAP 43-9**
MADISON TN. 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	**PARCEL 33**

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, **EDWIN A. PHELPS and wife, LOIS M. PHELPS**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOLA B. SIMMONS ,unmarried**

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

Lot or parcel of land with a small commercial building located thereon, said real estate being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Tract No. 2, Block A, of Overlook Estates, as of record in Book 843, page 105, Register's Office for said County, being the identical property conveyed to Mrs. Hattie Phillips by deed from Mrs. Lettie Bragg of record in Book 1373, page 297, said Register's Office.

SAID Tract No.2 fronts 54 feet on the east side of Gallatin Road and extends back between parallel lines 150 feet to a dead line on which it measures 54 feet.

Being the same property conveyed to Edwin A. Phelphs and wife, Lois M. Phelps by deed from Juanita Presley Watts, unmarried of record in Book 5324, page 720 Register's Office for Davidson County, Tennessee.

Included in the above description but excluded from the property being conveyed is a tract containing 1620 square feet, more or less, which was conveyed to the State of Tennessee for a right-of-way of Gallatin Road by instrument of record in Book 2538, Page 191 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 612 Gallatin Road, Madison, 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 ti, 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 our hands this 18th day of March, 19 88

Edwin A. Phelps
EDWIN A. PHELPS

Lois M. Phelps
LOIS M. PHELPS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. Phelps and wife, Lois M. Phelps

the bargainor s, 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, Tennessee, this 18th day of March 19 88

Commission expires 7-17-88

Notary Public

STATE OF TENNESSEE

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 (this oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do. executed 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

EDWIN A. PHELPS and wife,

TO

LOIS M. PHELPS

NOLA B. SIMMONS

2275.58

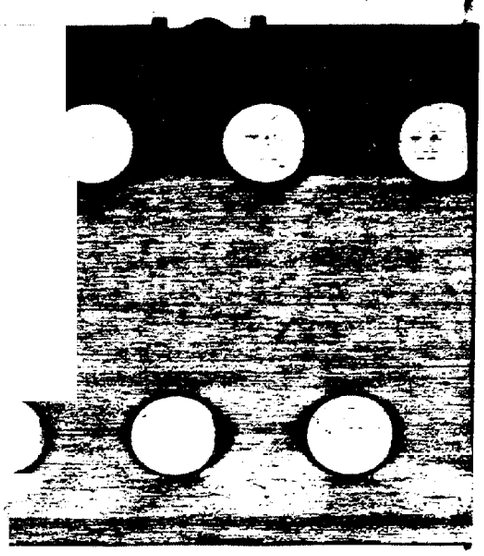
IDENTIFICATION REFERENCE

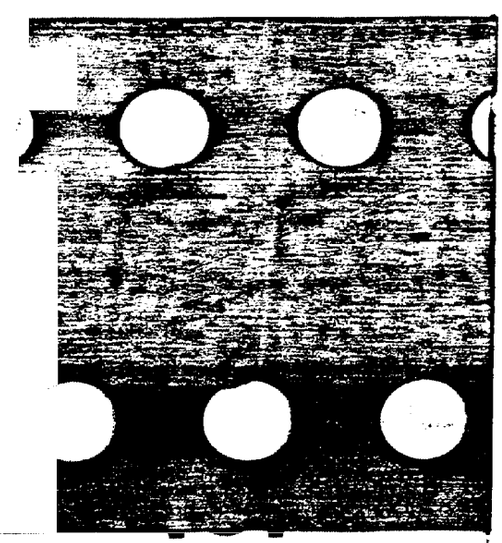
APR 19 2 16 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECD

6077 04/19 0101 03CHECK 194.66





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

CAMT 67250.00
CON TX 188.16
PRFEE 0.50
WDEED 6.00
TOTAL 194.66
CHECK 194.66

04/19/88 01 14:18 0001 6077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2275.58

IDENTIFICATION REFERENCE

APR 19 2 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 82199