FORM NO. WD-1

BOOK 7781 PAGE 151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February, 1989.

Notary Public

MY COMMISSION EXPIRES: 11/10/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

THE LAW OFFICE OF RICHARD MANSON, 1314 5th Avenue North, Suite 300, Nashville, TN
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Wade L. Phelps (NAME)	SAME (NAME)	81-3-234
1200 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-3-237
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	81-3-238

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, The Heirs at law of William Walker and Della Walker

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

TRACT I: Land in Davidson County, Tennessee, being Lots Nos. 6 and 7, C. E. Raymond's Plan, as of record in Book 57, page 63, Register's Office, for said County.

Said lots adjoin and front 100 feet on the westerly side of Buchanan Street and extend back between parallel lines, 145 feet to an alley.

Being property vested in Lewis Walker, as one of the heirs of Jerry Walker, deceased, and by quitclaim deed from Verna Walker, et al, as of record in Book 4095, page 30, and by quitclaim deed from Jerry Walker, as of record in Book 4095, page 33, and by quitclaim deed from Margaret Patterson, et al, as of record in Book 4095, page 36, said Register's Office.

TRACT II: Land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 10 in C. E. Raymonds Subdivision of Lot No. 22 in J. C. Owen's Plan as of record in Book 15, pages 110 and 111 and Plan Book 57, page 63 of the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 95 feet on the west side of Eleventh Avenue North (formerly Buchanan Avenue) and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to William Walker and wife, Della Walker by deed from Orville F. Spann and wife, Daisy Spann of record in Book 587, page 587, said Register's Office.

TRACT III: Being Lot #12 part of Lot 11 & 13 in the C. E. Raymond Plan Subdivision as of record in Plat Book 57, page 63 and further identified as Map and Parcel No. 81-3-238 and recorded in Deed Book #388, page No. 159, Register's Office for Davidson County, Tennessee.

Being property conveyed to Will Walker by deed from Mrs. Martha A. Howe, et al, of record in Book 388, page 159, said Register's Office.

The said Della Walker having since died, preceeded in death by William Walker also known as Will Walker. 2119 11th Ave N
2123 11th Ave N

This is unimproved (X) improved ( ) property, known as 2123 11th Ave N NASHVILLE TN
(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 our hands this day of February, 1989

SEE "Attachment"

Witness our hands this 18th day of February, 1989.

Vada Wilson
VADA WILSON

Earline Brown
EARLINE BROWN

Gail Hallmes
GAIL HALLMES

Thomas Mitchell
TOMMY MITCHELL

Ricky L. Mitchell
RICKY L. MITCHELL

Linda G. Mitchell
LINDA G. MITCHELL

Leslie D. Mitchell
LESLIE D. MITCHELL

BRENDA K. CROSS
BRENDA K. CROSS

X Sarah Walker by Earline Brown, atty in fact
SARAH L. WALKER

X Charles Walker by Earline Brown, atty in fact
CHARLES WALKER

Ronnie Chambers
RONNIE CHAMBERS

Carl E. Chambers
CARL E. CHAMBERS

X Bessie Walker Bennett
BESSIE WALKER BENNETT

Anthony Wilson by Earline Brown atty in fact
ANTHONY T. WILSON

Alice Williamson by Earline Brown atty in fact
ALICE WILLIAMSON

Sylvia Jones by Earline Brown atty in fact
SYLVIA JONES

Gerry Walker by Earline Brown atty in fact
GERRY WALKER

Kerry Mitchell by Earline Brown, atty in fact
KERRY MITCHELL

RECORDER'S MEMO
Legibility of Writing, Typing or Printing of this Document Unsatisfactory When Received.

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 Vada Wilson, Earline Brown, Gail Hallmes, Tommy Mitchell, Ricky L. Mitchell, Linda G. Mitchell, Leslie D. Mitchell, Brenda K. Cross, Sarah L. Walker, Charles Walker, Ronnie Chambers, Carl E. Chambers, Bessie Walker Bennett, ~~Anthony T. Wilson~~, ~~Alice Williamson~~, ~~Sylvia Jones~~, ~~Gerry Walker~~, ~~Kerry Mitchell~~, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 1989.

My Commission Expires: 11/10/91

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Earline Brown, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "attorney-in-fact" of Anthony T. Wilson, Alice Williamson, Sylvia Jones, Gerry Walker and Kerry Mitchell and is authorized by them or by their constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

Witness my hand, at office this 18th day of February, 1989.

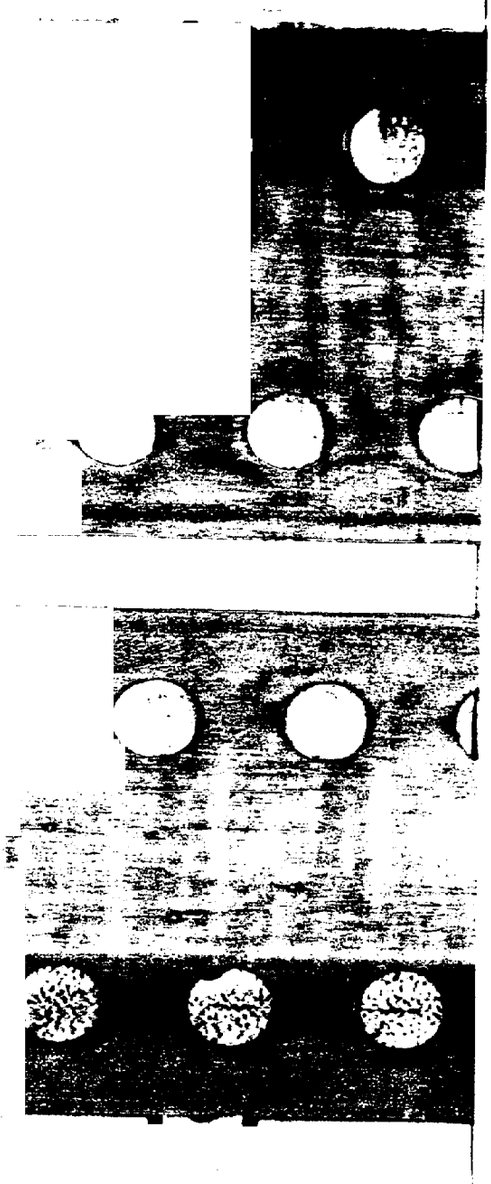
Notary Public

My Commission Expires: 11/10/91

0855 02/28 0101 03CHECK 75.50

12054

FEB 28 9 09 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 154

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 66.00
PRFEE 0.50
WDEED 9.00
TOTAL 75.50
CHECK 75.50

02/28/89 01 09:11 0001 0855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12054

IDENTIFICATION

Feb 28 9 09 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 185277