FORM NO. WD-1

BOOK 7781 PAGE 155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Wade L. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH 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)	81-3-141
1200 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 Matthew 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:

Land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 16 in J. C. Owens' Buena Vista Plan of Lots, as of record in Book No. 57, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No. 16 fronts 50 feet on the easterly side of Nance Street and runs back between parallel lines 140 feet to an alley. Said lot is a part of original Lot No. 30 in said J. C. Owen's Buena Vista Plan of Lots.

Being property conveyed to Matthew Walker by deed from John Charles Black and James H. Black of record in Book 1339, page 313, said Register's Office.

12055

IDENTIFICATION

FEB 28 9 09 AM '89

FEES & MORTGAGE TAX

0856 02/28 0101 03CHECK 22.70

unimproved (X)
This is improved ( ) property, known as _____
(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 15th day of February, 1989

SEE "Attachment"

Witness our hands this 15th day of February, 1989.

Vada Wilson
VADA WILSON

Earline Brown
EARLINE BROWN

GAIL HALLMES
GAIL HALLMES

Tommy Mitchell III
TOMMY MITCHELL

Kerry Mitchell by Earline Brown atty in fact
KERRY MITCHELL

Ricky L Mitchell
RICKY MITCHELL

Linda G. mitchell
LINDA MITCHELL

Leslie D. Mitchell
LESLIE D. MITCHELL

BRENDA CROSS
BRENDA CROSS

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 s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the "attorney-in-fact" of Kerry Mitchell and is authorized by him or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of February, 1989.

Notary Public

My Commission Expires: 11/10/91

STATE OF TENNESSEE

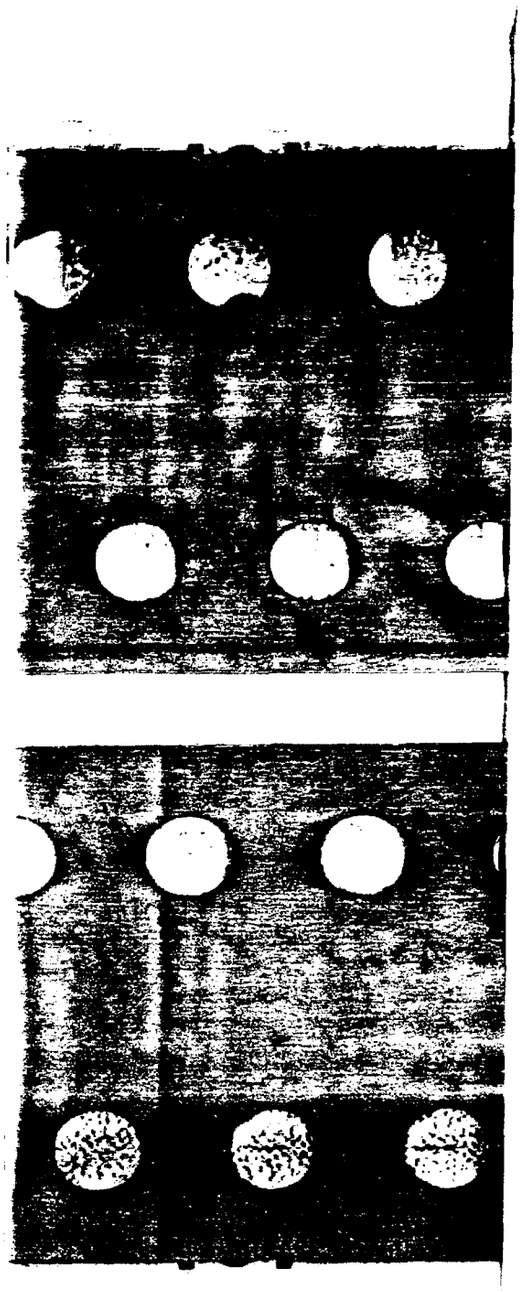
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public in and for said County and State, the within named Vada Wilson, Earline Brown, Gail Hallmes, Tommy Mitchell, Ricky Mitchell, Linda Mitchell, Leslie D. Mitchell, and Brenda Cross, 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 15th day of February, 1989.

Notary Public

My Commission Expires: 11/10/91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7781 PAGE 158

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	4000.00
CON TX	13.20
PRFEE	0.50
WDEED	9.00
TOTAL	22.70
CHECK	22.70

02/28/89 01 09:12 0001 0856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12055

IDENTIFICATION REFERENCE

FEB 28 9 09 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185278