BOOK 7803 PAGE 117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 89

Notary Public

MY COMMISSION EXPIRES: 11/30/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of Richard Manson, 1314 5th Avenue North, Nashville, TN 37208
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)	70-2
1200 Buchanan Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	36.01
Nashville, Tennessee 37208 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	70-2 52

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 Dorothy W. Smith and husband, Vernon R. Smith

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:

SEE Exhibit A

19998

RECEIVED FOR RECORD
MAR 29 8 37 AM '89
DAVIDSON COUNTY, TENN.

9928 03/29 0101 03CHECK 49.10

unimproved (X)
This is improved ( ) property known as 2846-2848 Buena Vista Pike, 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 this 15th day of March, 19 89

Dorothy W. Smith
DOROTHY W. SMITH

Vernon R. Smith
VERNON R. SMITH

STATE OF TENNESSEE }
Davidson County }

BOOK 7803 PAGE 118

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy W. Smith and Vernon R. Smith

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

Witness my hand and official seal at Nashville, Tennessee, this 15th day of March, 1989

Richard Manson
Notary Public

Commission Expires 11/10/91

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

DOROTHY W. SMITH

TO

WADE L. PHELPS

The Title Office Of
Richard Manson
Germantown Center
1314 5th Avenue North
Suite 300
Nashville, Tennessee 37208-2726
(615) 254-1600 Telex (615) 726-1690

EXHIBIT A

Tract I:

Being parts of Lots Nos. 13 and 15 of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land, as of record in Book 332, Page 71, Register's Office for said County described as follows:

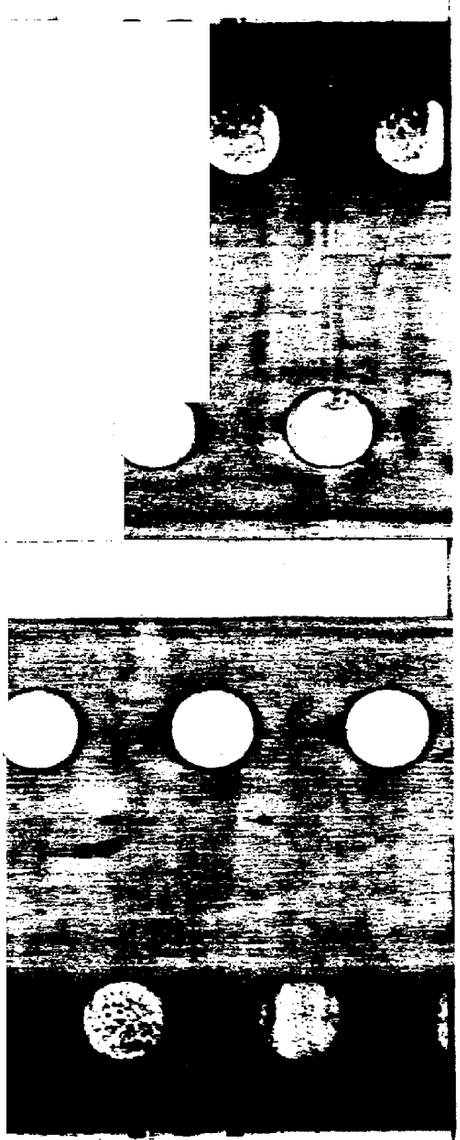
Beginning at a stake in the easterly margin of the New Buena Vista Highway 100 feet southerly from the southerly margin of Stokers Lane; thence north 77 degrees 40' east 250 feet; thence in a southerly direction 50 feet to the northeast corner of the property conveyed to Lloyd Eugene Cantrell and wife, by deed from M. H. Webb and wife, of record in Book 3617, Page 278, said Register's Office; thence with Cantrell's northerly lines, southwesterly 250 feet to the easterly margin of said Highway; thence with said Highway, north 23 degrees east 50 feet to the beginning.

Tract II:

Being parts of Lots Nos. 13 and 15 of Sarah McIntosh Subdivision of certain lots in the Old Daniel Young Tract of land in the old 23rd District of said County, a plan of which is of record in Book 332, Page 71, Register's Office for said County, described as follows:

Beginning on the easterly margin of the New Buena Vista Highway 150 feet southerly from the southerly margin of Stoker Lane; thence in a northeasterly direction 250 feet; thence in a southerly direction 53 feet, more or less, to a point; thence south 81 degrees 25' west 250 feet to the easterly margin of said Highway; thence with said Highway north 23 degrees east 50 feet to the beginning.

Being the same property conveyed to Dorothy W. Smith and Marian Lesley by deed from M. H. Webb and wife, Ida Nelle Webb of record in Book 5080, page 934 Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Marian Lesley of record in Book 5104, page 272, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 7803 PAGE 120

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 12000.00
CON TX 39.60
PRFEE 0.50
MDEED 9.00
~~TOTAL 49.10~~
~~CHECK 49.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/89 01 08:38 0001 9928

19998

INSTRUMENT NO.

MAR 29 8 37 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 194407