This Instrument Prepared By:

Lehman Land Title, Inc.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brenda R. Phelan	Norwest Mortgage, Inc.	085-14-043.00
(NAME)	(NAME)	
2924 A Lebanon Road	3451 Hammond Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Waterloo, Iowa 50704	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ~~($10.00)~~ *Dollars.*

Cash in hand paid by Brenda R. Phelan and John R. Jensen and wife, Carolyn F. Jensenand other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

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City Federal Savings Bank

have this day bargained and sold, and do hereby transfer and convey unto the said Brenda R. Phelan and John R. ~~Jensen and wife, Carolyn F. Jensen~~ *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 3A on the Zone Lot Division of Lots 1, 2 and 3 on the Resubdivision of Lot No. 1, Bainbridge Cluster Homes, of record in Plat Book 6250, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to City Federal Savings Bank by Substitute Trustees deed from Michael J. Philbin, Successor Trustee of record in Book 7701, page 207, Register's Office for Davidson County, Tennessee.

1951 05/02 0101 03CHECK 217.70

29394

IDENTIFICATION

MAY 2 11 22 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 64,000.00

Subscribed and sworn to before me this the 28th *day of* April *19* 89

My Commission expires: 5/19/91 *(Affix Seal)*

Affiant Brenda R Phelan

Notary Public Judy A. Lehman

NOTARY PUBLIC TENNESSEE LARGE

This is improved (X) unimproved ( ) property, known as 2924 A Lebanon Road Nashville, TN 37214
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seised and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 28th *day of* April *, 19* 89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

City Federal Savings Bank

By: Jerry C Jonson

BY: JERRY C JONSON, WITH BOARD AUTHORITY

STATE OF
COUNTY OF

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____.

_____

_____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF WASHINGTON
COUNTY OF KING

Before me, Heather MacKenzie, *a Notary Public of the State and County aforesaid, personally appeared* Jerry C Jonson, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* Western Division Mgr *of the* City Federal Savings Bank, *the within named bargainor, a corporation, and that* _____ *he as such* Western Division Manager *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Western Division Manager With Board Authority.

Witness my hand and seal, at office in Bellevue, Washington, *this* 28th *day of* April, *19* 89

Heather MacKenzie *Notary Public*

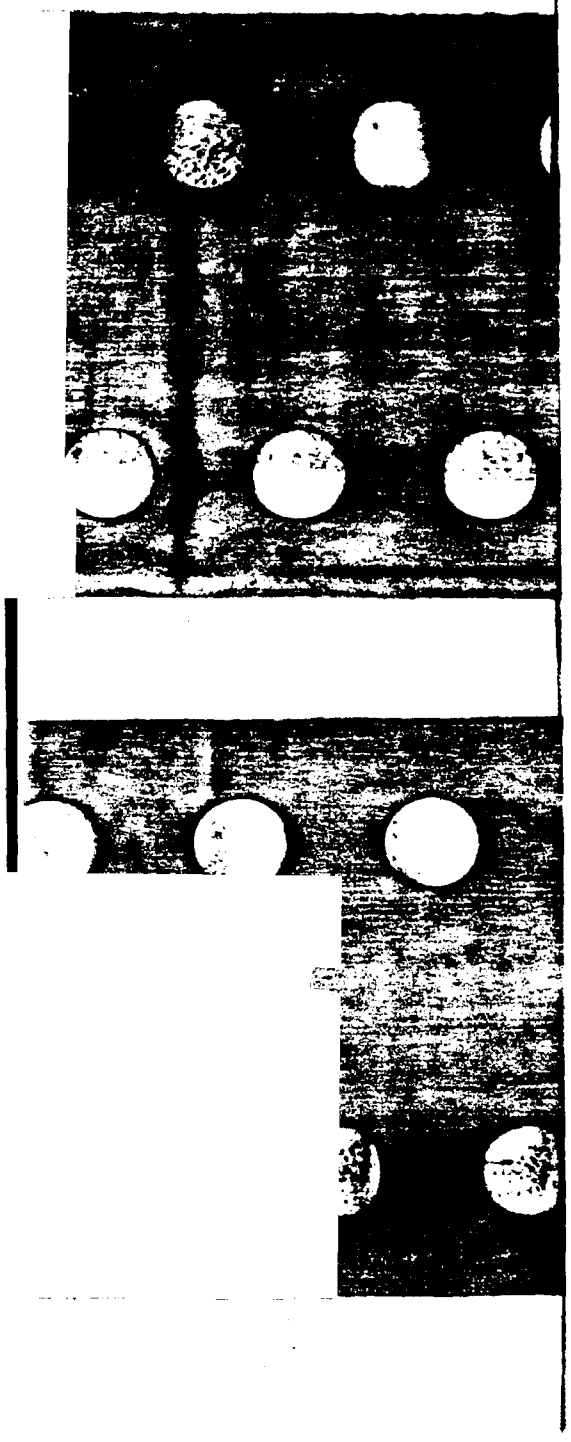
Commission expires Dec-12-91

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999



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 64000.00
CON TX 211.20
PRFEE 0.50
WDEED 6.00
TOTAL 217.70
CHECK 217.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
05/02/89 01 11:23 0001 1951

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IDENTIFICATION REFERENCE

MAY 2 11 22 AM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 205439