BOOK 7954 PAGE 871

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Vera M. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 89

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Vera M. Murphy	CITY FEDERAL SAVINGS BANK c/o	71-12-283
(NAME)	CITYFED MORTGAGE (NAME) COMPANY	STA
1515 Montgomery Avenue	30 Warder Street	12DA-44075
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207	Springfield, OH 45501	
(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, Wade Lee Phelps, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vera M. Murphy, 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:

LAND in Davidson County, Tennessee, being Lot No. 4, on the Map of T. I. Ward Resubdivision of Lot Nos. 27-34 and 37-39 in Williams and Hayes Company for Belleview Plan, of record in Book 974, page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the easterly margin of Montgomery Avenue (formerly Montgomery Street) and extends back between parallel lines, 200.0 feet to a dead line.

BEING the same property conveyed to Wade Lee Phelps, with life estate retained by Mildred Maney by deed from Mildred Maney, of record in Book 7484, page 873, Register's Office for Davidson County, Tennessee. Mildred Maney is now deceased.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

7181 5.

IDENTIFICATION REFERENCE

Oct 5 8 05 AM '89

DAVIDSON COUNTY, TN

3110 10/05 0101 03CHECK 163.75

unimproved ( )
This is improved ( ) property, know as 1515 Montgomery Avenue, Nashville, TN 37207
(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 convenant 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 his hand this 30th day of September, 19 89

Wade Lee Phelps
Wade Lee Phelps

STATE OF TENNESSEE
Davidson County

BOOK 7954 PAGE 872

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade Lee Phelps

the bargainor, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of September, 19 89.

Commission expires 11-12-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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 (his 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

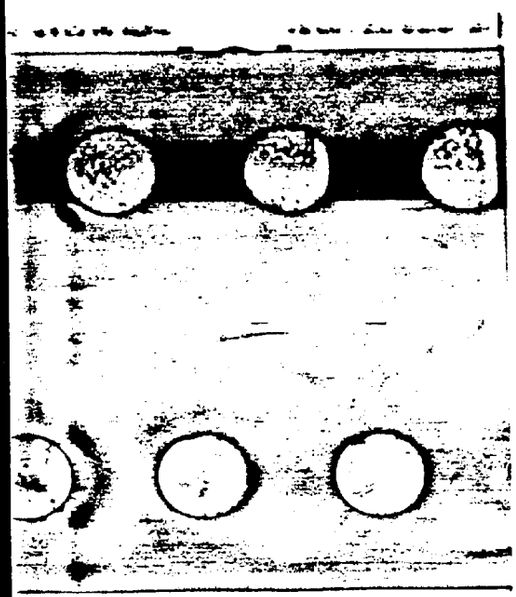
* or proved to be on the basis of satisfactory evidence.

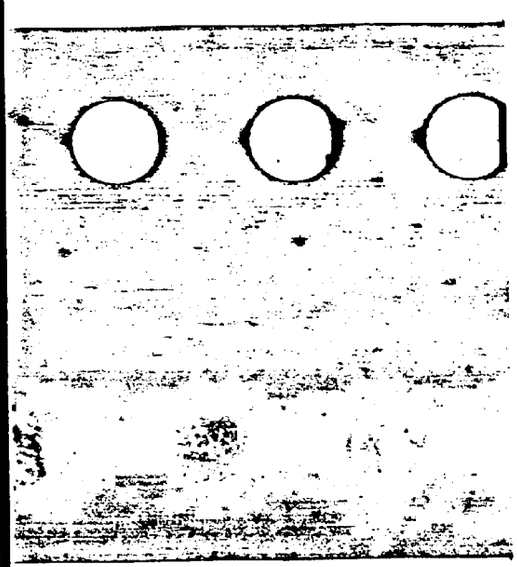
WARRANTY DEED

FROM
Wade Lee Phelps, Unmarried

TO
Vera M. Murphy, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7954 PAGE 873

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	47500.00
			CON TX	156.75
			PRFEE	1.00
			WDEED	6.00
			TOTAL	163.75
			CHECK	163.75
10/05/89		01	09:07 0001	3110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1815.

IDENTIFICATION REFERENCE

OCT 5 9 05 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255316