Jeli Box 39 BOOK 8075 PAGE 32

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 28th day of

March 19 90

My Commission expires: 11/21/92
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
**ROBERT GREENE, ATTORNEY**
619 Woodland Street, Nashville, Tennessee 37206

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: |
|---|---|
| Wade L. Phelps (Name) | same (Name) |
| P. O. Box 80655 (Street Address) | (Street Address) |
| Nashville, Tennessee, 37208 (City) (State) (Zip Code) | (City) (State) (Zip Code) |
| MAP & PARCEL NO. 71-16-282 | FIELD BOOK NO. 20W-30945 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION; THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Rubin Hunter and wife Katheryn Hunter

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Wade L. Phelps

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 352 and the southerly 20 feet of Lot No. 351 on the Map of Oakwood Park, a plan of which is of record in Book 421, page 12, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 352 and the southerly 20 feet of Lot 351 adjoin and front together 50 50 feet on the westerly side of North Ninth Street and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Rubin Hunter and wife Sadie Hunter by deed from James H. Taylor and wife, Eron Taylor of record in Book 3460, page 559, said Register's Office.The said Sadie Hunter having since died.

14341

IDENTIF. REFERENCE

MAR 29 9 02 AM '90

DAVIDSON COUNTY TN.

6640 03/29 0101 03CHECK 23.50

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1210 Montgomery, Nashville, Tennessee ,37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 in 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 hand s this 28th day of March, 19 90

Rubin Hunter

Rubin Hunter

Katheryn Hunter

Katheryn Hunter

State of Tennessee
County of Davidson

BOOK 8075 PAGE 33

On this 28th day of March, 19 90, before me personally appeared Rubin Hunter and wife Katheryn Hunter to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

11/21/92

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

Notary Public

# WARRANTY DEED

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of _____ and acknowledged that _____ executed the same as the free act and deed of _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public

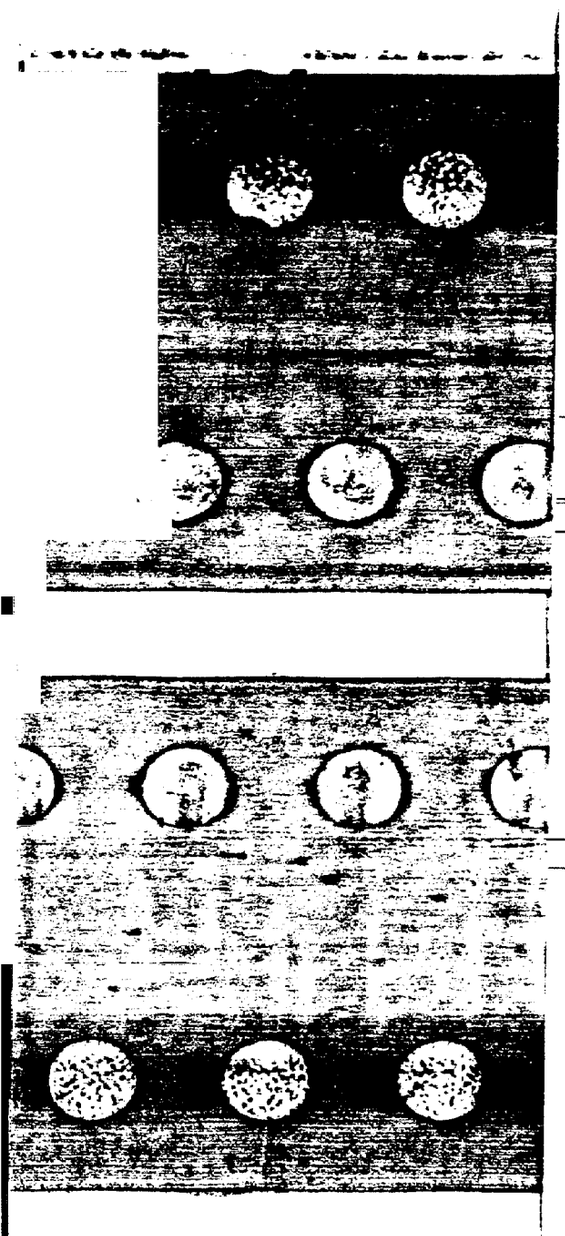
State of Tennessee
County of _____

Before me, _____ personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ to be president (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ as _____.

Witness my hand and official seal.
My commission expires:

_____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8075 PAGE 34

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 5000.00 |
| | | | | CON TX 16.50 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 23.50 |
| | | | | CHECK 23.50 |
| 03/29/90 | 01 | | | 09:01 0001 6640 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11434 1

IDENTIF. REFERENCE

MAR 29 9 02 AM '90

DAVIDSON COUNTY TN.

No. 305055