Prepared by:
Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:
Wade L. Phelps
P.O. Box 80655
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP 81-11
Parcel 442
02W 21845

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF **FIFTEEN THOUSAND ($15,000.00) DOLLARS, ANN EVELYN KELLY, EXECUTRIX OF THE ESTATE OF JOSEPHINE HANNAH,** GRANTOR, has bargained and sold, and by these presents does transfer and convey unto the said **WADE L. PHELPS,** a single individual, GRANTEE herein, his heirs and assigns certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the south one-half or 50 feet of Lot No. 189, in McGavock, Wetmore and Others Second Division, called the Addition to the Town of McGavock, a plan of which is of record in Book No. 21, Page 41, Register's Office for said County.

SAID part of said Lot No. 189 fronts 50 feet on the westerly side of Florence Street, now 12th Avenue North, and runs back between parallel lines, 154 feet to an alley.

BEING the same property conveyed to Leslie Hannah and wife, Josephine Hannah, by deed from Mattie Lee Cantrell, of record in Book 4299, Page 15, Register's Office for Davidson County, Tennessee. Leslie Hannah having since died being survived by Josephine Hannah also deceased and whose estate is being administered in the Probate Court for Davidson County, Tennessee, Docket No. 93410. This property being conveyed by Ann Evelyn Kelly, Executrix, pursuant to the terms of the Last Will and Testament of Josephine Hannah, deceased, of record in Will Book 168, Page 564, and by Order of the Probate Court of record in Minute Book 343, Page 74, dated July 16, 1990.

This is improved property known as 1723 12th Avenue, North, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized an possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. And she does further covenant and bind herself, her heirs, and representatives to

warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 19th day of July, 1990.

Ann Evelyn Kelly Executrix
ANN EVELYN KELLY, Executrix of
the Estate of Josephine Hannah

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN EVELYN KELLY, Executrix of the Estate of Josephine Hannah**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Executrix of the Estate of Josephine Hannah, deceased, and as such executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of July, 1990.

Monica D Edwards
NOTARY PUBLIC My Commission Expires: 11/27/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **FIFTEEN THOUSAND ($15,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter L. Phelps
AFFIANT

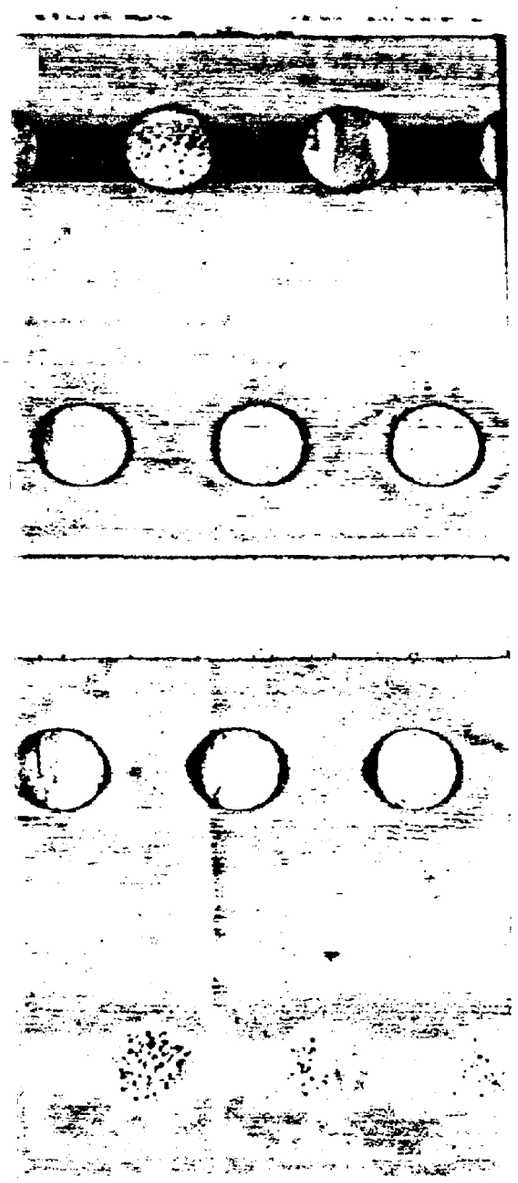
SWORN to and **SUBSCRIBED** before me this 19th day of July, 1990.

Monica D Edwards
NOTARY PUBLIC My Commission Expires: 11/27/93

RUSH

JUL 19 2 30 PM '90

42757



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8156 PAGE 442

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 15000.00
				CON TX 49.50
				PRFEE 1.00
				MTGED 6.00
				TOTAL 56.50
				CHECK 56.50
			07/19/90 01	14:30 0001 1655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 2 7.5 7

IDENTIFICATION

JUL 19 2 31 PM '90

FELIX Z. WILSON, II
REGISTER

No. 338477