WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Fulton T. Phelps 2235 11th Ave N Nashville, Tenn 37208	Same	082-07-423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,250.00

Fulton T Phelps
Affiant

Subscribed and sworn to before me this 19th day of October, 1990.

Notary Public

My Commission Expires:
March 21, 1994

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cordelia Drake McFarland and husband, James McFarland, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto Fulton T. Phelps, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, being part of an unnumbered tract shown on the Map of Mrs. Sarah A. Hart's Subdivision of Lots in East Nashville, of record in Book 57, page 151, Register's Office for said County and described as follows:

Beginning at a point in the westerly margin of North 5th Street, 150 feet south of the south margin of Arrington Street, being the souteast corner of the property conveyed to Minnie Martin by deed from S. P. Holt and wife, of record in Book 1367, page 11, said Register's Office; thence, along Martin's south line westerly 170 feet to an alley; thence, with the margin of the same southerly 50 feet to a point; thence, easterly 170 feet to the westerly margin of North 5th Street; thence, with the margin of the same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Hiram G. Drake and wife, Cordelia Drake, by deed from Hency C. Duke and wife, of record in Book 1808, page 593, Register's Office for Davidson County, Tennessee, the said Hiram G. W. Drake having since died, and Cordelia Drake now being Cordelia Drake McFarland.

This is unimproved/improved property, known as 730 North 5th Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1990 which the Grantee herein assumes and agrees to pay.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of October, 1990.

Cordelia Drake McFarland

James McFarland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1940 10/22 0101 03CHECK 60.46

On this 19th day of October, 1990, before me personally appeared Cordelia Drake McFarland and husband, James McFarland, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of October, 1990.

Notary Public

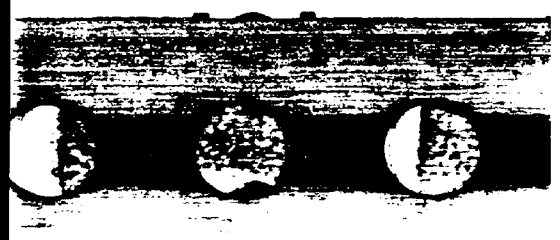
My Commission Expires:
March 26, 1994

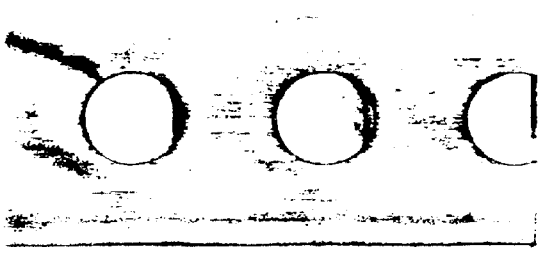
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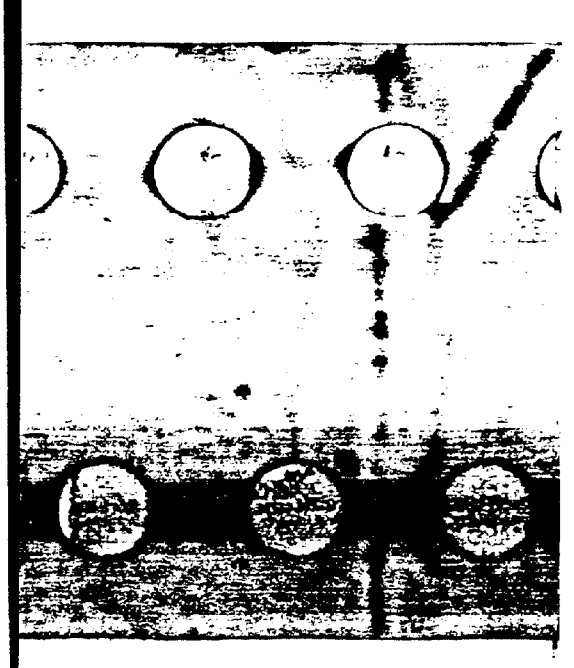
IDENTIF. TREFERENCE

OCT 22 10 15 AM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8221 PAGE 147

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	16250.00
CON TX	53.46
PRFEE	1.00
WDEED	6.00
TOTAL	60.46
CHECK	60.46

10/22/90 01 10:16 0001 1940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66402

IDENTIF. REFERENCE

OCT 22 10 15 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 366118