STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 57,944.86

Subscribed and sworn to before me, this the 11th day of April 1991

My commission expires: 11/25/93 (Affix Seal)

x Ellen S. Trice
Affiant

Notary Public

# WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
**TENNESSEE TITLE & TRUST, INC.**
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: MORTGAGEE |
|---|---|
| Ellen S. Trice | Associates Nat'l Mort. Corp. |
| 2645 Solon Drive | 250 East Carpenter Freeway |
| Nashville, TN 37206 (STREET ADDRESS) | Irving, TX 75062 (STREET ADDRESS) |
| CITY STATE ZIP | CITY STATE ZIP |
| MAP & PARCEL NO.: 84.01-178 15DA38149 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Tommy A. Phelps and Fairie D. Plant, ~~unmarried, married, respectively~~ both being married

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Ellen S. Trice, unmarried

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. 30 on the Plan of Rosebank Terrace, Section II, of record in Plat Book 5210 at page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tommy A. Phelps and Fairie D. Plant by deed recorded in Book 7228 at page 501, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record, and a Deed of Trust for the benefit of Pool Mortgage Company its successors and/or assigns, which the Grantee(s) herein agree to assume and pay.

James L. Plant spouse of Fairie D. Plant joins in the execution of this instrument for the purpose of relinquishing any marital rights he may have.

Annie J. Phelps spouse of Tommy A. Phelps joins in the execution of this instrument for the purpose of relinquishing any marital right she may have.

06499

IDENTIF. REFERENCE

APR 15 11 09 AM '91

DAVIDSON COUNTY TN.

4721 04/15 0101 03CHECK 198.07

THIS IS ____ IMPROVED PROPERTY KNOWN AS 2645 Solon Drive, Nashville, TN 37206

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 is 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 11th day of April, 19 91

Tommy A. Phelps

Fairie D. Plant

Annie J Phelps

James L. Plant

State of Tennessee
County of Davidson

BOOK 8330 PAGE 48

On this 11th day of April, 19 91, before me personally appeared Tommy A. Phelps and Fairie D. Plant, ~~unmarried, married respectively~~ Annie J. Phelps 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:

1/25/93

Notary Public
Doris M. Freeman

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:

_____

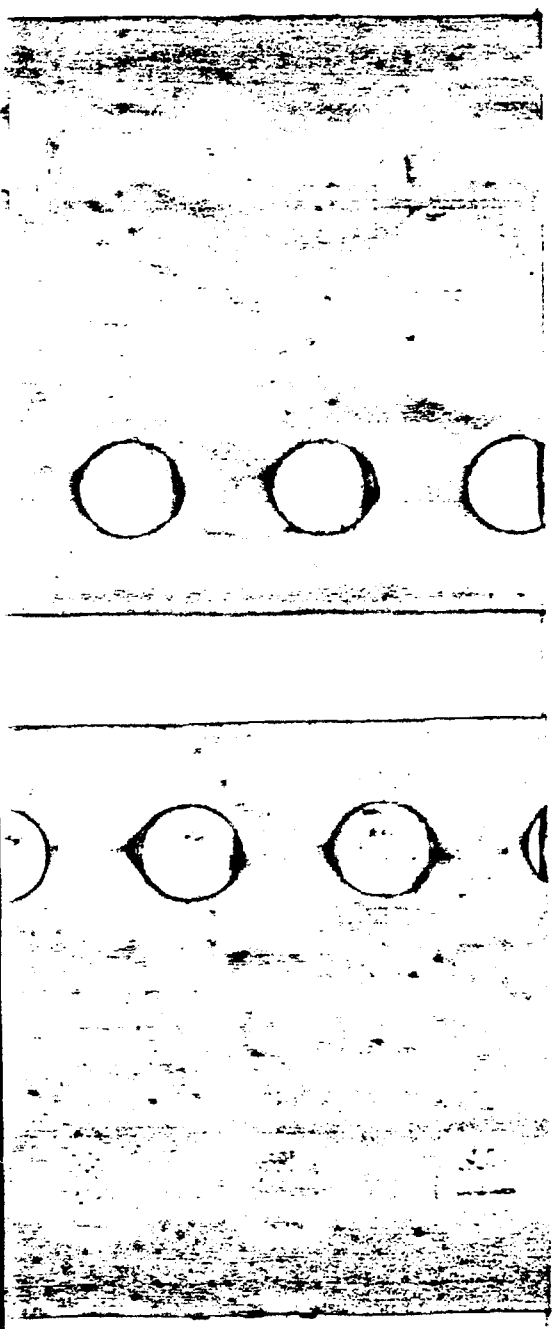
_____
Notary Public

1-2278

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.

[redacted]



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8330 PAGE 49

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| CAMT | 57944.86 |
| CON TX | 191.07 |
| PRFEE | 1.00 |
| MDEED | 6.00 |
| TOTAL | 198.07 |
| CHECK | 198.07 |

04/15/91 01 11:10 0001 4721

06499

IDENTIF. TREFERENCE

APR 15 11 09 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 412778