RE-RECORD BOOK 8367 PAGE 265 BOOK 8330 PAGE 47

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 19 91

My commission expires 4/25/93 (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 / CITY / STATE / ZIP)	Irving, TX 75062 (STREET ADDRESS / 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, ~~husband, 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.

This instrument is to be recorded to add the notary for James L. Plant, who was previously omitted.

06499 IDENTIF. REFERENCE Apr 15 11 09 AM '91 FELIX Z. ... DAVIDSON COUNTY TN. MAIL ENV.

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

Annie J. Phelps

Fairie D. Plant

James L. Plant

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BOOK 8330 PAGE 48

State of Tennessee
County of Davidson

On this 11th day of April, 19 91, before me personally appeared Tommy A. Phelps and Fairie D. Plant, ~~married to each other respectively~~ Annie L. 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 Davidson

On this 11th day of April, 19 91, before me personally appeared Fairie D. Plant 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 his free act and deed.

Witness my hand and official seal.
My commission expires:

1/25/93

Notary Public

1-2278

WARRANTY DEED

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TENNESSEE TITLE & TRUST, Inc.