THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Harry C. Phelps, Jr., et ux 320 Dupont Ave Madison, Tn. 37115	Same as New Owner	Map 24 Parcel 167 Field Book I.D.#10D 51681

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT E. BURTON and wife, KIMBERLY E. BURTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto HARRY C. PHELPS, JR. and wife, JEWELL E. PHELPS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Alice G. Hitt Estate, of record in Book 6200, page 568, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert E. Burton and wife, Kimberly E. Burton by deed from Fred W. Hitt, Jr., Milton R. Hitt, Kenneth M. Hitt, Polly A. Adcock, Edith Flint and Bobby Lewis Hitt, heirs at law of Alice G. Hitt, deceased, of record in Book 7432, page 586, Register's Office for Davidson County, Tennessee.

The foregoing described was prepared from a survey dated February 12, 1987, by Carroll Dean Carman, Registered Land Surveyor, No. 910.

This is unimproved property known as a 2.05 acre tract of land on Brick Church Pike, Goodlettsville, Tennessee, 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which have been prorated between the parties, and which will be paid in full at closing.

2. Subject to any and all matters as they may appear on the Plan of record in Book 6200, page 568, said Register's Office.

3. Subject to Amendment of the Plan of record recorded in Book 8459, page 160, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 9th day of October, 1991.

"GRANTORS"

Robert E Burton
ROBERT E. BURTON

Kimberly E. Burton
KIMBERLY E. BURTON

"GRANTEES"

Harry C. Phelps
HARRY C. PHELPS, JR.

Jewell E. Phelps
JEWELL E. PHELPS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. BURTON and wife, KIMBERLY E. BURTON, and HARRY C. PHELPS, JR. and wife, JEWELL E. PHELPS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 9th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Affiant

Sworn to and subscribed before me, this the 9th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

5354 1

RECEIVED FOR RECORD
OCT 11 8 16 AM '91
DAVIDSON COUNTY, TENN.

1923 10/11 0101 03CHECK 62.50

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

RECEIVED OF _____

FOR _____

BOOK 8461 PAGE 989

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	6.00
TOTAL	62.50
CHECK	62.50

10/11/91 01 08:18 0001 1923

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5354 I.

IDENTIFICATION REFERENCE

OCT 11 8 16 AM '91

No. 466706