BOOK 8515 PAGE 216 Box 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Annie K. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 19 91

Notary Public

MY COMMISSION EXPIRES 5/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie K. Holt (NAME)	First American National Bank (NAME)	MAP 71-16
1210 Montgomery Avenue (ADDRESS)	P. O. Box 241954 (ADDRESS)	PARCEL 282
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38124-1954 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wade L. Phelps, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie K. Holt, a single person

HEREINAFTER CALLED 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. 352 and the southerly 20 feet of Lot No. 351 on the Map of Oakwood Park, a plan of which is of record in Book 421, page 12, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 352 and the southerly 20 feet of Lot 351 adjoin and front together 50 feet on the westerly side of North Ninth Street and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Wade L. Phelps by deed from Rubin Hunter and wife, Katheryn Hunter of record in Book 8075, page 32, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the Restrictive Covenants of record in Book 1045, page 177 and the Plan of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

7.1.8.8. IDENTIF REFERENCE Dec 26 1 23 PM '91 FELIX Z. WHITE REGISTER DAVIDSON CO.

5380 12/26 0101 03CHECK 145.75

unimproved ( )
This is improved (X) property, known as 1210 Montgomery Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 24th day of December, 19 91

Wade L. Phelps

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wade L. Phelps, a single person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of December 19 91

Commission expires 5/20/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

Wade L. Phelps

TO

Annie K. Holt

RETURN TO:

COMBOS & HIX, P. C.
315 Deaderick Street, Su. 1100
Nashville, TN 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 37500.00
MOR TX 138.75
PRFEE 1.00
WDFEE 6.00
TOTAL 145.75
CHECK 145.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/91 01 13:25 0001 5380

7.1.88

IDENTIFICATION REFERENCE

DEC 26 1 23 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 487852