THIS INSTRUMENT PREPARED BY:

#4400007

Wanda Missildine
1801 Art Museum Drive
Jacksonville, FL 32207

BOOK 8657 PAGE 900

WARRANTY DEED

Address new owner(s):
Josephine Phelps
349 Woodycrest Ave.
Nashville, Tn. 37210

Send Tax Bill:

220 Wallace Rd.
Nashville, TN 37211

SAME

Map-Parcel Nos.

Map 105-16-0
Parcel 216.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **OLD STONE CREDIT CORPORATION OF TN., fka UniMortgage Corporation of Tn.,**Thereinafter referred to as the **"GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto **JOSEPHINE PHELPS,** Thereinafter referred to as the "GRANTEE",their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit,

Property located in Davidson County, Tennessee, known as Lot No. 117 on the Plan of Woodycrest, Section 1, as record in Book 1835, page 25, Register's Office for Davidson County, Tennessee

Said Lot 117 fronts 90 feet on the southeasterly margin of Woodycrest Avenue and extends back 158 feet on the northeasterly line and 135.2 feet on the southwesterly line to a broken line in the rear on which it measures 107.57 feet.

Being the same property conveyed to Sabina Katherina Totty by deed from Margaret Marie Schaefer, of record in Book 6415, page 997, Register's Office for Davidson County, Tennessee.

a/k/a 349 Woodycrest Ave., Nashville, Tn. 37210

Being the same property conveyed to **OLD STONE CREDIT CORPORATION OF TN., FKA UNIMORTGAGE CORPORATION OF TN.**, by Successors Trustee's Deed dated September 19th, 1991, and recorded October 15th 1991 in BK 8464 Page 275 Register's Office of Davidson, Tennessee.

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

And, the Grantor does covenant with the said Grantees, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except for 1992 property taxes, a lien but not yet due and payable

And the Grantor does further covenant and bind itself, its assigns and representatives to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 17th day of June, 1992.

OLD STONE CREDIT CORPORATION OF TN.
fka UNIMORTGAGE CORPORATION OF TN.

John C. Harris, Senior Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

THE foregoing instrument was acknowledged before me this 17th day of June, 1992, by JOHN C. HARRIS, Senior Vice President of Old Stone Credit Corporation of Tn., on behalf of the corporation. He is personally known to me.

WITNESS my hand and official seal at office at Jacksonville, Florida, on this the 17th day of June, 1992.

Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. [illegible]
BONDED THRU GENERAL INS. UND.

STATE OF FLORIDA
COUNTY OF DUVAL

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

SWORN TO AND SUBSCRIBED before me, this 19th day of June 1992.

Notary Public, State of Florida

My commission expires: 9-30-92

21578

IDENTIF. REFERENCE

JUN 23 9 14 AM '92

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY TN.

MAIL ENV.

3777 06/23 0101 03CHECK 143.20

C E R T I F I C A T E

I, Sharon L. O'Brien, Assistant Secretary of Old Stone Credit Corporation of Tn. do hereby certify that the following is a true copy of the resolution adopted by the Board of Directors of Old Stone Credit Corporation of Tn. at a duly constituted meeting of the Board held on February 23, 1984, at which a quorum was present, and entered upon the regular minute book of the corporation, and now is full force and effect, and that the Board of Directors of the corporation has, and at the time of the adoption of said resolution had, full power and lawful authority to adopt the resolution and to confer the powers thereby granted to the officers therein named, who have full power and authority to exercise the same.

> RESOLVED, that the President or Vice President of this corporation be, and they hereby are, authorized to buy, sell, mortgage, encumber, convey, rent, lease, or otherwise purchase or dispose of, any property, real or personal, for cash or upon such terms and conditions as said officers may deem advantageous to successfully conduct the business of this corporation, and said officers are hereby authorized to execute all deeds, contracts, checks, promissory notes, deeds to secure debt, applications, affidavits, and all other instruments or documents, upon such terms and conditions as may be necessary for said officers to successfully conduct the business of this corporation,.

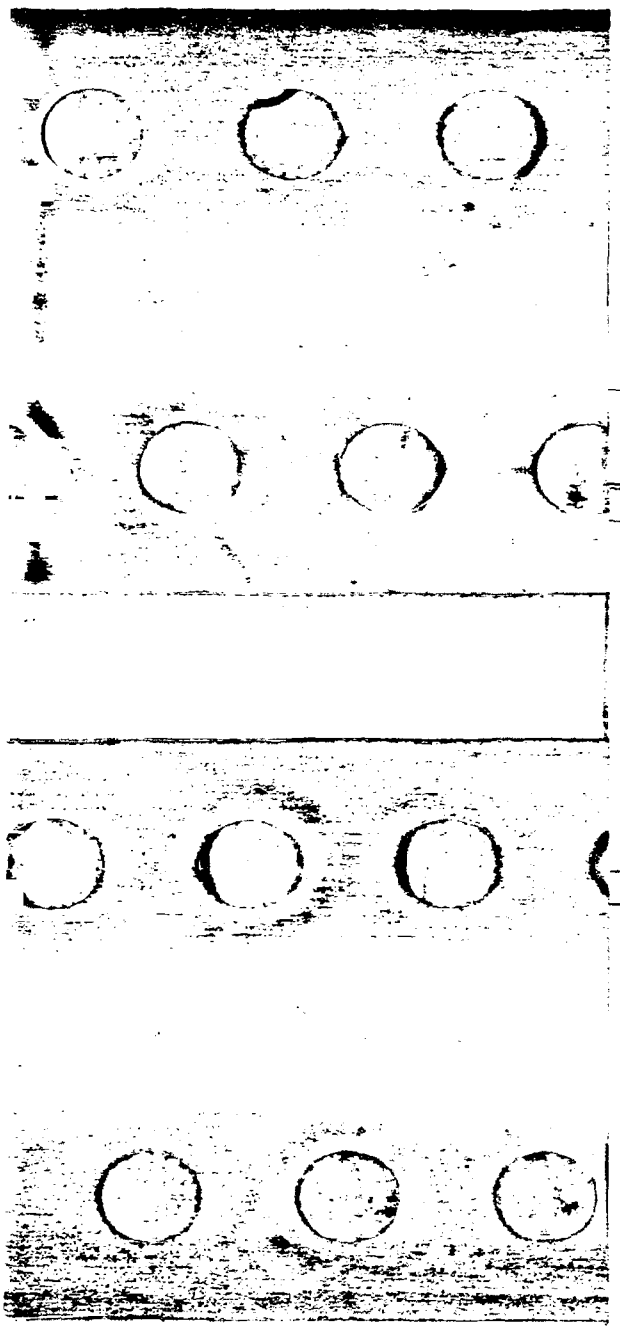
I do further certify that as of the date hereof each of the following named persons is a duly elected, qualified and acting officer of the company holding the offices set opposite his/her name:

John T. Hayt	President
John C. Harris	Senior Vice President
Lenore Hanapel	Vice President
Sharon L. O'Brien	Assistant Vice President/ Assistant Secretary
Barry C. Bubb	Assistant Vice President/ Assistant Secretary
E. V. Lopez	Assistant Secretary

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said corporation this 16th day of June, 1992.

OLD STONE CREDIT CORPORATION OF TN CORPORATE SEAL 1983 TENNESSEE

Sharon L. O'Brien
Assistant Secretary



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

RECEIVED OF _____

FOR _____

BOOK 8657 PAGE 903

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 36000.00
CON TX 133.20
PRFEE 1.00
TDEED 9.00
ERR CO
TDEED 9.00-
WDEED 9.00
TOTAL 143.20
CHECK 143.20

06/23/92 01 09:14 0001 3797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21578

IDENTIF. REFERENCE

JUN 23 9 14 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 543516