WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, STEVE ALAN HYMAN, unmarried, hereinafter called the Grantor, have this day bargained and sold and by these presents do hereby transfer and convey unto IRA B. PHELPS, and wife, EDWINA JOY PHELPS, 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:

> LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Epworth Subdivision, as of record in Book 5200, page 745, Register's Office for said County, to which plan reference is hereby make for a more complete and detailed description of said lot.
>
> BEING THE SAME PROPERTY CONVEYED to STEVE ALAN HYMAN, by Deed of JAMES C. CHEEK and wife, VIRGINIA W. CHEEK, of record in Deed Book 6656, page 362, Register's Office for Davidson County, Tennessee.
>
> This is improved property, known as 5404 Heather Lane, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

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AND GRANTOR FURTHER COVENANTS with Grantees, that he is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered except as follows:

> 1. 1993 taxes are liens not yet due or payable, said taxes have been prorated between the parties and will be paid by Grantees when due.
>
> 2. Restrictive covenants of record in Book 6269, page 495, Register's Office for Davidson County, Tennessee.
>
> 3. All matters appearing on the Plan of Epworth Subdivision, of record in Book 5200, page 745, Register's Office for Davidson County, Tennessee.
>
> 4. Easement for sewer and storm drainage of record in Book 4896, page 826, Register's Office for Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS AND BINDS HIMSELF, his heirs and representatives, to warrant and forever defend the title to said property, to the Grantees, their heirs and assigns, against the lawful claims of all persons, whosoever.

WITNESS MY HAND, on this the 1ST day of April, 1993.

Steve Alan Hyman

STEVE ALAN HYMAN

****

STATE OF TENNESSEE

COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said county and state, the within named STEVE ALAN HYMAN, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee this the 13 day of April 1993.

NOTARY PUBLIC

My Commission Expires:

January 4, 1997

****

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Ira B. Phelps

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 1st day of July, 1992.

NOTARY PUBLIC

My Commission Expires:

January 21, 1997

****

SEND TAX STATEMENTS TO:

SAME AS NEW OWNER

Map and Parcel #
160-12 167
6DU-81172

NEW OWNER (S):

IRA B. PHELPS

5404 HEATHER LANE

BRENTWOOD, TN 37027

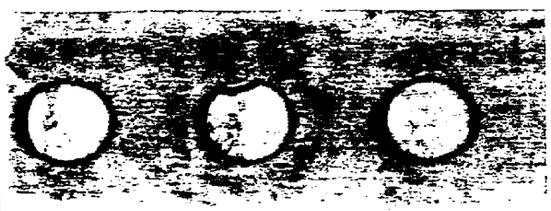
This Instrument Prepared By:
The Law Office of
YOUNG & MCDADE
PATRICIA A. MCDADE
Attorney
227 Bridge Street
Franklin, Tennessee 37064

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8905 PAGE 407



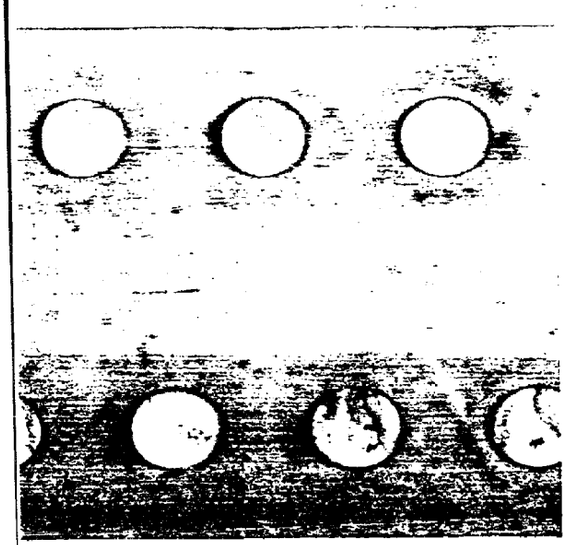
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 12.00
TOTAL 845.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID CHECK BANK 845.50

04/02/93 01 13:03 0001 1441



060008

APR 2 1 03 PM '93

DAVIDSON COUNTY, TN

No.636252