FORM No. WD-1

BOOK 8988 PAGE 423

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Melissa K. Woosley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 93

Mignon Smelser
Notary Public

MIGNON SMELSER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires MAR. 22, 1997 (AFFIX SEAL)

MY COMMISSION EXPIRES: _____

**THIS INSTRUMENT WAS PREPARED BY**
**STEVEN G. WATERS - 3401 WEST END AVE., SUITE 670 - NASHVILLE, TN 37203**

| NAME / ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael R. Woosley | First Republic Mortgage | 81-3-22 |
| (NAME) | (NAME) | |
| 308 Utley Drive | 6012 Wilmington Pike | GO 12366 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville, TN 37072 | Dayton, Ohio 45459 | |
| (CITY) (STATE) (P.O. ZIP) | (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, Charles S. Phelps and wife, Kimberly A. Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Woosley and wife, Melissa K. Woosley

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. 88 on the Plan of CONNELL ESTATES, Section 3, as of record in Plat Book 3600, Page 31, Register's Office for said County and State, to which Plat reference is hereby made for a mone complete description.

Being the same property conveyed to Charles S. Phelps and wife, Kimberly A. Phelps by deed from Judith Marianna Stewart, unmarried, of record in Book 7333, page 821, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3672, page 251, said Register's Office.

Sanitary Sewer easement of record in Book 4805, page 983, said Register's Office.

32664
IDENTIF. ↑ REFERENCE

93 JUN 22 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (X) property, known as 308 Utley Drive, Goodlettsville, TN 37072
(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 our hand s this 18th day of June, 19 93

Charles S. Phelps
Charles S. Phelps

Kimberly A. Phelps
Kimberly A. Phelps

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8988 PAGE 424

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Phelps and wife, Kimberly A. Phelps

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 18th day of June, 1993

Commission expires 3-22-97

Notary Public

MIGNON SMELSER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAR. 22, 1997

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) 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

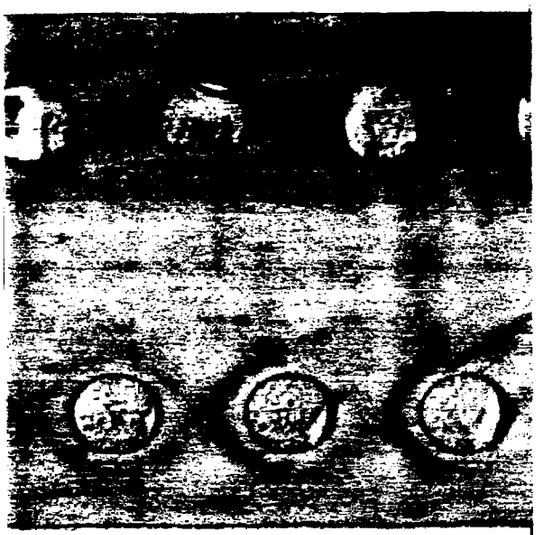
FROM
Charles S. Phelps and wife, Kimberly A. Phelps

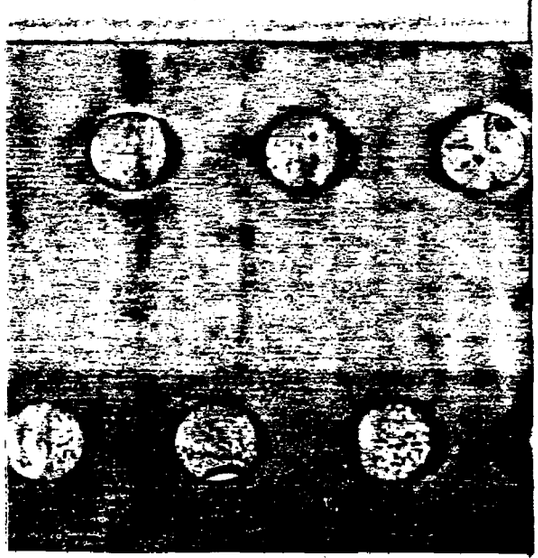
TO
Michael R. Woosley and wife, Melissa K. Woosley

RETURN TO:
Hallmark Title Company
3401 West End Ave., Suite 670
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

0137 06/22 0101 02CHECK 338.50





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

RECEIVED OF _____

FOR BOOK 8988 PAGE 425

| | | |
|---|---|---|
| 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 89000.00 |
| | | | | CON TX 329.30 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 338.30 |
| | | | | CHECK 338.30 |
| | | | 06/22/93 01 | 09:05 0001 0137 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32664
IDENTIF. # REFERENCE

93 JUN 22 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665380