Bot
60

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9112 PAGE 731

ADDRESS NEW OWNER:
Brian E. Wadzinski and Claudia Wadzinski
2400 Bellevue Manor Dr.
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 127
GROUP 16
PARCEL 20

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Paul W. Phelps and wife, Connie B. Phelps hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian E. Wadzinski and wife, Claudia Wadzinski, 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. 57 on the plan of Bellevue Manor as of record in Book 3600, page 33, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Paul W. Phelps and wife, Connie B. Phelps by deed from Jean Ezell, unmarried, of record in Book 7304, page 645, Register's Office for Davidson County, Tennessee.

This is improved property known as 2400 Bellevue Manor Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1994 and subsequent years.

1027 10/12 0101 03CHECK 416.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian E. Wadzinski and wife, Claudia Wadzinski, their heirs and assigns, forever; and we, Paul W. Phelps and wife, Connie B. Phelps 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of September, 1993.

Paul W. Phelps

Paul W. Phelps

Connie B. Phelps

Connie B. Phelps

73359
IDENTIF. & REFERENCE

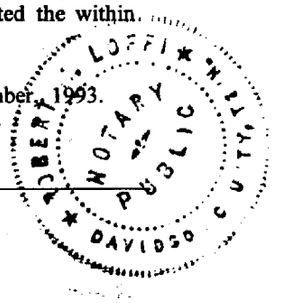
93 OCT 12 PM 2:36
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Paul W. Phelps and wife, Connie B. Phelps the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 29th day of September, 1993.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

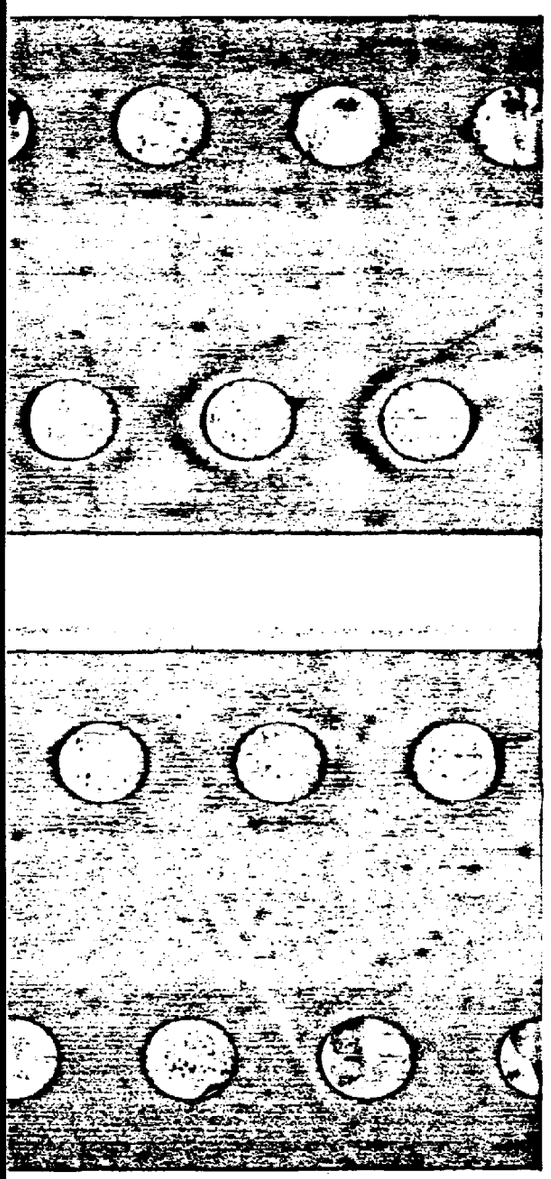
Brian E. Wadzinski
AFFIANT

Subscribed and sworn to before me this 29th day of September, 1993.

Robert M. Loffi
NOTARY PUBLIC



My Commission Expires: November 20, 1996



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

RECEIVED OF _____

FOR _____

BOOK 9112 PAGE 733

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	110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
10/12/93	01		14:37 0001	1027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73359
IDENTIF. & REFERENCE

93 OCT 12 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 708900