THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

BOX 35 FILE NO. 00272290

WARRANTY DEED

BOOK 9211 PAGE 942

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE T. PHELPS	MORTGAGE SERVICE AMERICA CO.	MAP 64-13
(NAME)	(NAME)	
4302 WOODS STREET	1650 TYSONS BOULEVARD	PARCEL 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TN 37138	MCLEAN, VA 22102	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *Dollars,*

CASH IN HAND AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY GRANTEES, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

REBECCA ANN NEWMAN, AN UNMARRIED PERSON

have this day bargained and sold, and do hereby transfer and convey unto the said GEORGE T. PHELPS, AN UNMARRIED PERSON

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the west 150 feet of Lot No. 59 of Block 3 on the Plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Wood Avenue or Street and runs back between parallel lines 150 feet to the West line of the property conveyed to Buford F. Helton and wife, by deed from Daisy Hurt, of record in Book 1272, page 119, said Register's Office.

Being the sam eproperty conveyed to Rebecca Ann Newman and John D. Newman, as tenants in common, by deed of record in Book 7342, page 222, Register's Office for said County, and being the same property conveyed to Rebecca Ann Newman, by quitclaim deed from John D. Newman, of record in Book 8822, page 15, Register's Office for Davidson County, Tennessee.

6381 01/05 0101 03CHECK 168.10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 43,000.00

Subscribed and sworn to before me this the 31ST *day of* DECEMBER *19* 93

My Commission Expires: 11-10-97

(Affix Seal)

Affiant George T. Phelps

Notary Public Linda T. Jones

unimproved ( )
This is improved (X) property, known as 4302 WOODS STREET, OLD HICKORY, TN 37138
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 31ST *day of* DECEMBER *19* 93 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Rebecca Ann Newman
REBECCA ANN NEWMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me THE UNDERSIGNED AUTHORITY, *a Notary Public in and for said County and State* REBECCA ANN NEWMAN

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* SHE *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at NASHVILLE *Tennessee, this* 31ST *day of* DECEMBER, *19* 93

Commission expires 11-10-97 LINDA V. JONES *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

FEE 9.00
REGISTER'S FEE .50
TOTAL 9.50

94 JAN -5 PM 3:39

FILED IN THE OFFICE OF THE
DAVIDSON COUNTY, TN.
REGISTER

04538

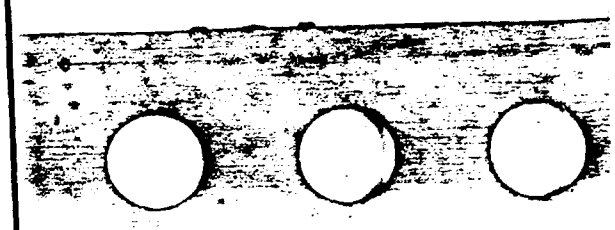
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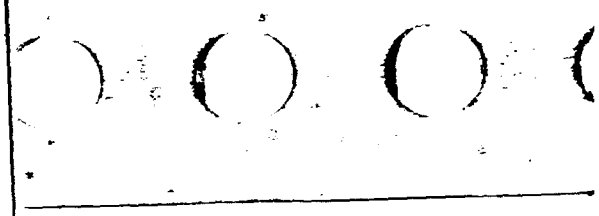
WARRANTY DEED

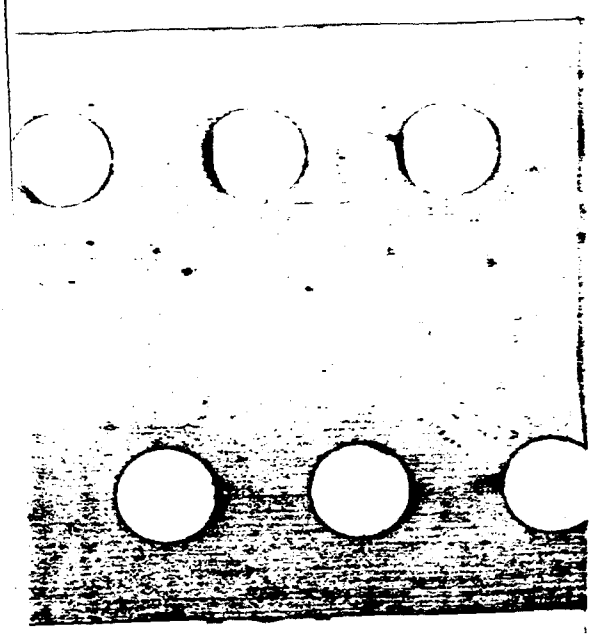
FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238







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

RECEIVED OF _____

FOR _____

BOOK 9211 PAGE 944

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	43000.00
			CON TX	159.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	168.10
			CHECK	168.10

01/05/94 01 15:38 0001 6381

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04538
IDENTIF. ↑ REFERENCE

94 JAN -5 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.742404