WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Josephine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 94

Phyllis Keeton
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Phelps	Same	MAP 119-01
(NAME)	(NAME)	
224 Wallace Road		PARCELS 403 & 404
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (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, Vernon P. Herb, Conservator for Nellie Dugger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josephine 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:

Being parts of Lots No. 66 and 67 in the Subdivision of Overhill City Land Company and H. W. Fox's Subdivision in the 6th Civil District of Davidson County, Tenenssee, as per plan registered in Plan Book 332, page 21 in the Office of Register of Davidson County, Tennessee. Said land is more particularly described as follows:

Beginning at the southeast corner of Lot No. 67, in the north line of Valeria Street; thence in a northerly direction, at right angles to Valeria Street, 150 feet to a 12 foot alley; thence in a westerly direction, with the southerly line of an alley, distance of one hundred feet to the northwest corner of Lot No. 66, thence in a southerly direction, with the westerly line of Lot 66, a distance of 100 feet, more or less, to the right of way line of the Nashville, Chattanooga Railway, as defined in deed dated December 7th, 1918, and recorded in Book 515, page 107, thence in a southerly direction, with said right of way line, the same being parallel to and distance 50 feet from the center line of the proposed Radnor Yard connecting, as tract located and partly constructed, for a distance of 77 feet, more or less, to the north line of Valeria Street, thence in an easterly direction with the north line of Valeria Street 42 feet more or less, to the point of beginning, being the same description as set out by the People Property Company, to C. F. Wells and wife, see deed of record in Book 584, page 506, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Nellie Pewitt Dugger and husband James Harold Dugger by deed from Nellie Pewitt Dugger of record in Book 3958, page 494, Register's Office for Davidson County, Tennessee. The said James Harold Dugger and Nellie Pewitt Dugger having since divorced and Nellie Pewitt Dugger having been awarded the property in Book 4963, page 283 said Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 222 Valeria Street, Nashville, TN 37210
(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 my hand this 15th day of April 19 94

Vernon P. Herb - Conservator for Nellie P. Dugger
Vernon P. Herb, Conservator
for Nellie Dugger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon P. Herb, Conservator for Nellie Dugger

the 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 15th day of April 19 94.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

Office. The said Vernon P. Herb having been appointed conservator of the estate of Nellie Dugger and court approval of the sale by the Probate Court for Davidson County, Tennessee, under Docket No. 93P-1455. Nellie Dugger and Nellie Pewitt Dugger are one and the same person. Nellie Dugger and Nellie P. Dugger are one and the same person. This conveyance is subject to any and all existing easements of record.

Taxes for the year 1994 are prorated and assumed by the Grantee herein.

The legal description is the same as the previous deed of record.

Legal Description continued:

Also a part of Lot 66 of the same Plan, which said part is described as follows:

Beginning at the southwest corner of said lot in the north line of Valeria Street; thence east with said street line, 50 feet to the southeast corner of said lot; thence north with the east line of said lot 8 feet to a point distant 50 feet from the center line of the new Radnor Yard connecting track if measured radially thereto; thence in a northwesterly direction with a line parallel to and distant at all points 50 feet from said center line, a distance of 66 feet, more or less, to the west line of said lot; thence south with said lot line 50 feet, more or less, to the point of beginning.

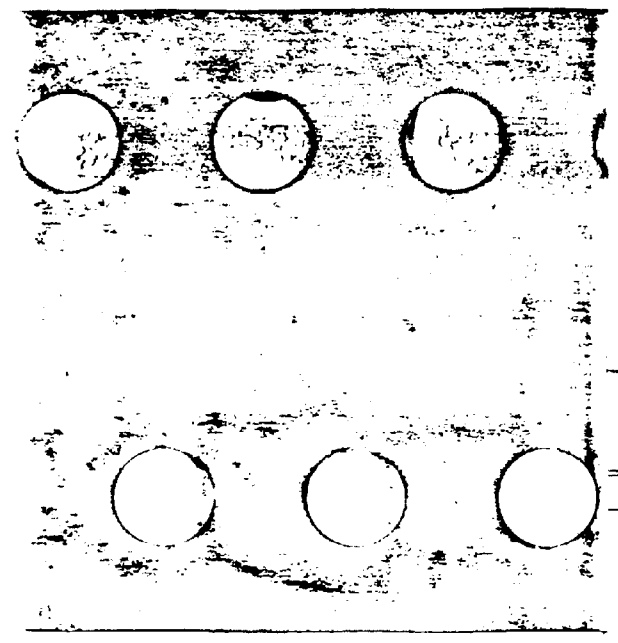
IDENTIFICATION REFERENCE

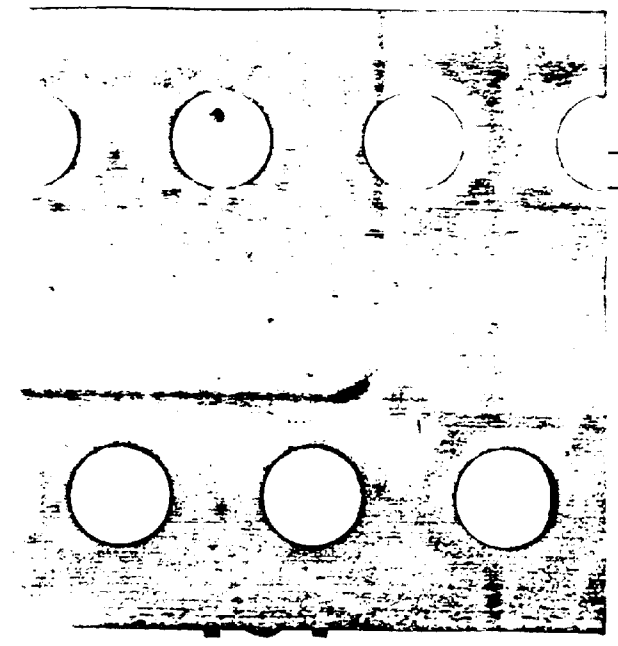
94 APR 18 AM 8:18

REGISTER
DAVIDSON COUNTY, TN.

4876 04/13 0101 03CHECK 129.25

39843





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9314 PAGE 498

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 32500.00
CON TX 120.25
PRFEE 1.00
MISC 8.00
TOTAL 129.25
CHECK 129.25
04/18/94 01 08:19 0001 4876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39843

IDENTIFICATION/REFERENCE

94 APR 18 AM 8:18

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 780060