FILE BOX 3

BOOK 9370 PAGE 254

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Jack C. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 7-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P & P Properties (NAME)	1425 (NAME)	MAP 105-7
1425 & 1500 4th Avenue South (ADDRESS)	1425 4th Ave. South (ADDRESS)	PARCELS 415, 416
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	AND 470

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, Estate of Alma Louise Phelps by James Bryan Lewis, Administrator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P & P Properties, a Tennessee General Partnership composed of Jack C. Phelps and J.D. Phelps, Jr.

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:

1425 Fourth Avenue South

PARCEL 415: Being Lot No. 36 on the Plan of B.F. Brown's Subdivision of the Rains Springs Property, as of record in Book 57, Page 115, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the westerly side of Fourth Avenue South, as widened, and runs back 247 feet on the northerly line and 298.5 feet more or less on the southerly line to an alley, measuring 67 feet thereon.

PARCEL 416: Being Lot Nos. 37 and 38 on the plan of B.F. Brown's Subdivision of the Rains Spring Property, as of record in Book 57, Page 115, Register's Office for said County.

Said Lot Nos. 37 and 38 front together 100 feet on the westerly side of Fourth Avenue South, as widened, and run back 167 feet, more or less, on the southerly line, to an alley measuring 134 feet thereon.

1500 Fourth Avenue South

Being in South Nashville, formerly the 9th Civil District of said County, and described as follows:

Beginning at a southeast corner of 4th Avenue South, formerly Nolensville Pike and Cass Street, or Market Street, Extended; thence with the easterly margin of said Avenue, southerly 37.5 feet, more or less, to a fence, Sarah Carney's northwest corner; thence with her northerly line easterly 40 feet, more or

CONTINUED

unimproved ( )
This is improved (X) property, known as 1425 & 1500 4th Avenue South, 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 2nd day of June 19 94

Estate of Alma Louise Phelps
By: James Bryan Lewis Administrator
James Bryan Lewis, Administrator

STATE OF TENNESSEE
COUNTY OF

BOOK 9370 PAGE 255

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James Bryan Lewis and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Administrator and _____ respectively of the Estate of Alma Louise Phelps the within named bargainor, and corporation, and that he as such Administrator 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 James Bryan Lewis as such Administrator, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 2nd day of June 19 94.

My commission expires 72394

Notary Public

LEGAL DESCRIPTION CONTINUATION

less, to her inner corner; thence northerly, with her westerly line, 37.5 feet, more or less, to the southerly margin of market Street, Extended; thence with the southerly margin of said Street, Extended, westerly 140 feet, more or less, to the beginning.

Being the same property conveyed to J.D. Phelps, Sr. and wife, Alma Louise Phelps by deeds of record in Book 2545, Page 273 and Book 3640, Page 91, Register's Office for said County. The said J.D. Phelps, Sr. having predeased the said Alma Louise Phelps and the said Alma Louise Phelps having since died and the said James Bryan Lewis being appointed Administrator of the Estate of Alma Louise Phelps by Order shown on Docket No. 93P-694, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to a Sanitary Sewer Easement of record in Book 2651, Page 480, Register's Office for said County.

58196

IDENTIFICATION REFERENCE

94 JUN -7 AM 7:59
FELIX A. REGISTER
DAVIDSON COUNTY, TN.

3025 06/07 0101 03:08:00

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	54000.00
			CON TX	199.80
			PRFEE	1.00
			MDEED	8.00
			TOTAL	208.80
			CHECK	208.80
06/07/94	01		08:01 0001	3025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58196
IDENTIF. A REFERENCE

94 JUN -7 AM 7:

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 799794