38251

IDENTIFICATION REFERENCE

BOOK 9607 PG 621

95 MAR -1 PM 2:31

This Instrument Prepared By: *File Box 24*
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

ADDRESS NEW OWNER:
Josephine Phelps
220 Wallace Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 133-1
PARCEL 84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joe M. Grubbs Jr. and wife, Nancy W. Grubbs hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Josephine Phelps, unmarried , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 41, on the Plan of Patterson's Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joe M. Grubbs, Jr., and wife, Nancy W. Grubbs by deed from Bessie E. Grubbs, a widow, of record in Book 5113, Page 94, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This is improved property known as 423 McIver Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josephine Phelps, unmarried, her heirs and assigns, forever; and we, Joe M. Grubbs Jr. and wife, Nancy W. Grubbs do covenant with the said Grantee 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 Grantee, her 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 1st day of March, 1995.

BOOK 9607 PG 622

Joe M. Grubbs Jr.

Joe M. Grubbs Jr.

Nancy W. Grubbs

Nancy W. Grubbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joe M. Grubbs Jr. and wife, Nancy W. Grubbs 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 Nashville, Tennessee, this the 1st day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

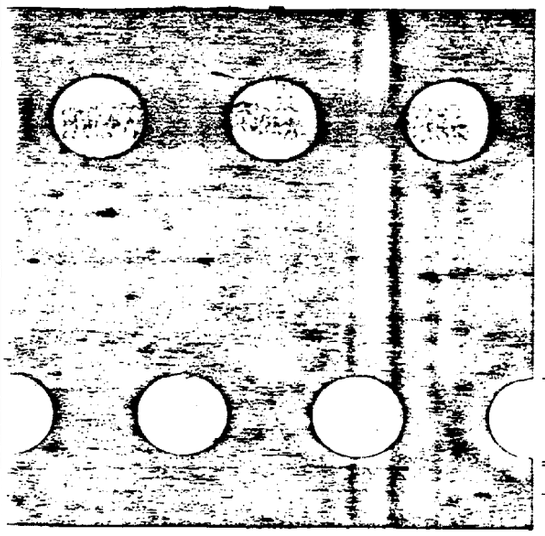
The actual value or consideration, whichever is greater, for this transfer is $ 41,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of March, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

6200 03/01 0101 03CHECK 160.70



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

RECEIVED OF _____

FOR _____

BOOK 9607 PG 623

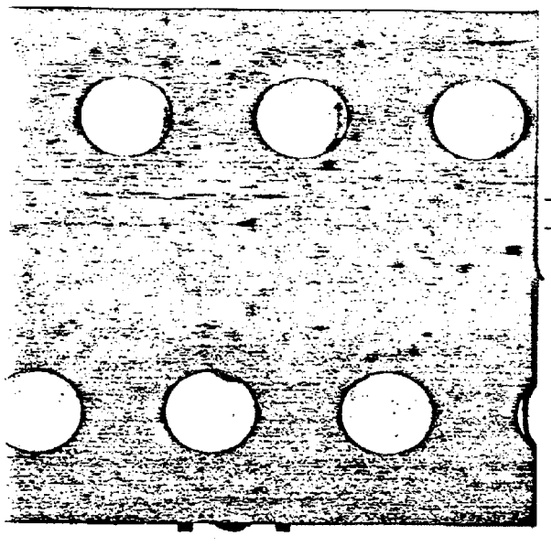
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41000.00
CON TX 151.70
PRFEE 1.00
WDEED 8.00
TOTAL 160.70
CHECK 160.70

03/01/95 01 14:31 0001 6200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38251
IDENTIFICATION REFERENCE

95 MAR -1 PM 2:31

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

No. 885858