BOOK 9624 PG 949

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

File Box 24

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

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 133-1
PARCEL 85

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, J. 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. 42, 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 J. M. Grubbs, Jr., by deed from Bessie E. Grubbs and husband, J. M. Grubbs, Sr. of record in Book 1509, Page 71, 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 421 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, J. 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.

BOOK 9624 PG 950

Witness our hands this the 21st day of March, 1995.

J. M. Grubbs Jr.

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 J. 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 21st 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 $ 25,000.00.

AFFIANT

Subscribed and sworn to before me this 21st day of March, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

2748 03/22 0101 03CHECK 101.50

44187
IDENTIF. ↑ REFERENCE

95 MAR 22 AM 10:47
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

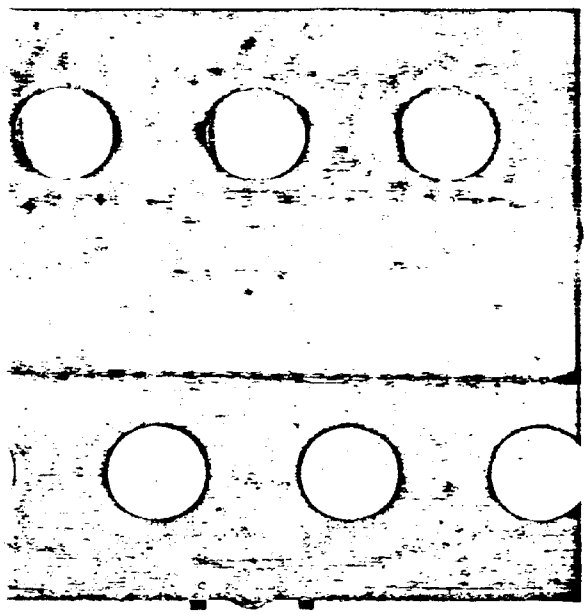
RECEIVED OF _____

FOR _____

BOOK 9624 PG 951

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/22/95 01 10:48 2001 2748

44187
IDENTIF. ↑ REFERENCE

95 MAR 22 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 892317