WARRANTY DEED

BOOK 9640 PG 627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 1-19-97
(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
Paul W. Slate (NAME)	Same (NAME)	MAP 105-7
1425 4th Avenue South (ADDRESS)	(ADDRESS)	PARCEL 415 & 416
Nashville, TN 37210 (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, P & P Properties, a Tennessee general partnership composed of Jack C. Phelps and J. D. Phelps, Jr.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul W. Slate and wife, Teresa J. Slate

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 Lot No. 36 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 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.

Being Lot Nos. 37 & 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.

Being the same property conveyed to P & P Properties, a Tennessee General Partnership composed of Jack C. Phelps and J. D. Phelps, Jr. by deed from the Estate of Alma Louise Phelps of record in Book 9370, page 254, Register's Office for Davidson County, TN.

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

unimproved ( )
This is improved (X) property, known as 1425 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 our hand s this 7th day of April 19 95

P & P Properties
By: Jack C. Phelps
Jack C. Phelps, Partner

By: J. D. Phelps, Jr.
J. D. Phelps, Jr., Partner

STATE OF TENNESSEE
COUNTY OF

BOOK 9640 PG 628

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 Jack C. Phelps and J. D. Phelps, Jr. with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Partner and Partner respectively of the P & P Properties partnership the within named bargainor, and ~~corporation~~, and that they as such Partner and Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jack C. Phelps as such Partner, and attesting the same by the said J. D. Phelps, Jr. as such Partner.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 7th day of April 19 95.

My commission expires 9-19-97

Notary Public

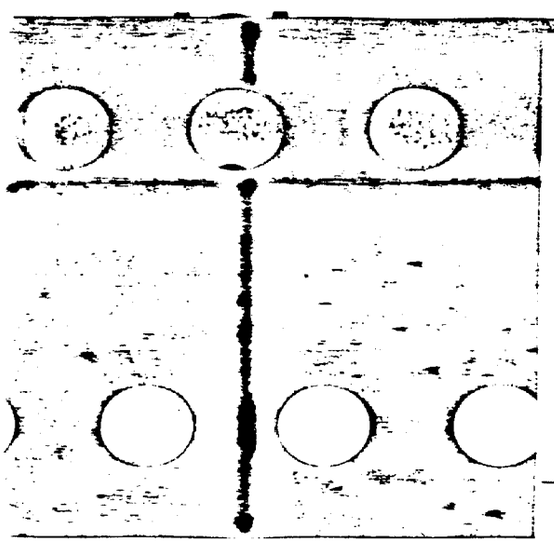
IDENTIFICATION REFERENCE

95 MAY -7 AM 11:57

4,071.1

355 MAY 7 PM 01 CHECK

300.00



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

RECEIVED OF _____

FOR _____

BOOK 9640 PG 629

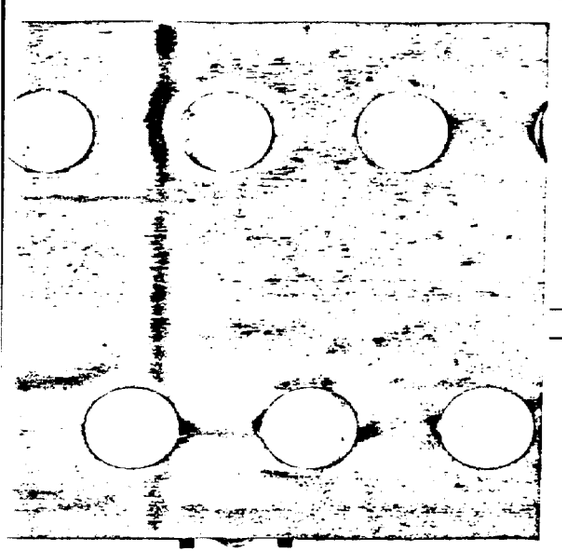
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT
214000.00
CON TX 791.30
PRFEE 1.00
WDEED 3.00
TOTAL 800.30
CHECK 800.30

09/07/95 01 12:57 0001 3865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIFICATION REFERENCE

4971

SCRIPPS-T PUR

No. 898372