BOOK 9661 PG 267

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Wade L. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: September 18, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade L. Phelps (NAME)	Citizens Savings Bank (NAME)	81-3-149
1100-1102 Kellow Street (ADDRESS)	401 Charlotte Avenue (ADDRESS)	81-3-358
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Robert B. Patton and wife, Ada B. Patton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade L. Phelps, unmarried

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:

SEE ATTACHED EXHIBIT "A"

5758 05/02 0101 03CHECK 235.00

56927

IDENTIF. & REFERENCE

95 MAY -2 PM 12:50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1100-1102 Kellow Street, Nashville, Tennessee 37208
(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 18th day of April 19 95

Robert B. Patton

Robert B. Patton

Ada B. Patton

Ada B. Patton

BOOK 9661 PG 268

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 Robert B. Patton and wife, Ada B. Patton

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of April 1995

Commission expires September 16, 1995

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

EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, being the easterly 50 feet of Lots Nos. 47 and 48 in the subdivision of Lot No. 37 in Owen's Place of Buena Vista, as of record in Plan Book 1, page 84, Chancery Court at Nashville, and Book 57, page 26, Register's Office for said County.

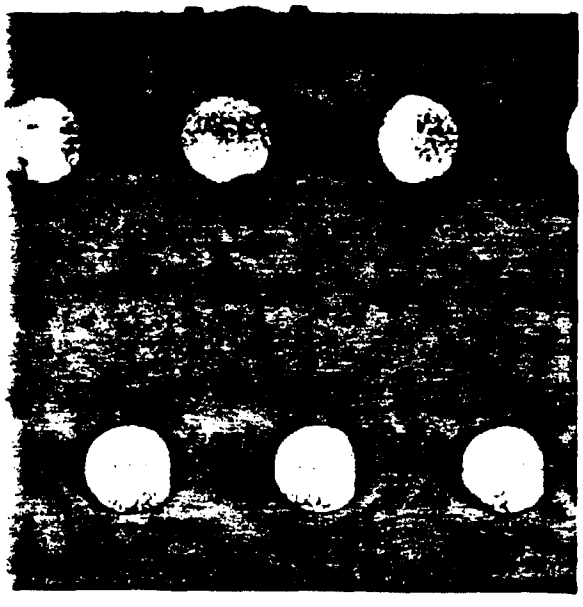
Said part of Lots Nos. 47 and 48 fronts 50 feet on the northerly side of Kellow Street and extends back with the westerly margin of 11th Avenue North, 100 feet to a dead line.

Being the same property conveyed to Robert B. Patton and wife Ada B. Patton by deed from Earl Hawkins and Ray Barrett, D/B/A The B & H Company of record in Book 4266, page 633, said Register's Office.

TRACT II:
Land in Davidson County, Tennessee, being the westerly 35 feet of the easterly 85 feet of Lots Nos. 47 and 48 in the Subdivision of Lot No. 37 in Owen's Plan of Buena Vista, as of record in Plan Book 1, page 84, Chancery Court at Nashville, and Book 57, page 26, Register's office for said County.

Said parts of Lots Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extend back northwardly 100 feet to a dead line.

Being the same property conveyed to Robert Patton and wife, Ada B. Patton by deed from Katherine Kelley of record in Book 4533, page 14, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

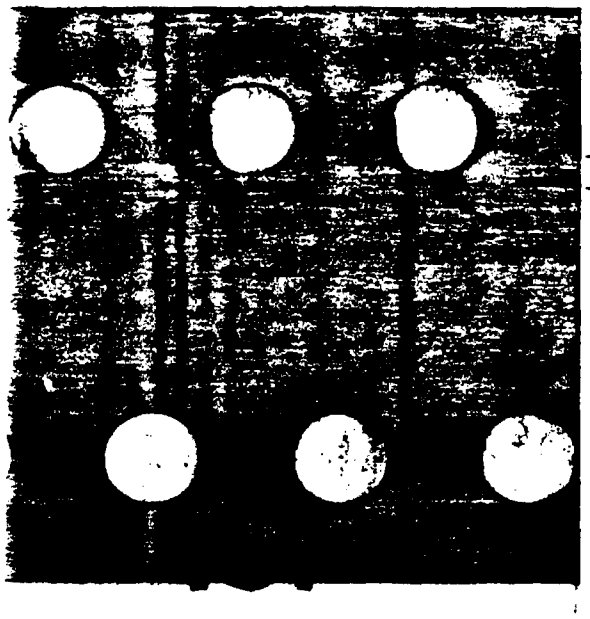
RECEIVED OF _____

FOR _____

BOOK 9661 PG 270

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56927
IDENTIF. ↑ REFERENCE

95 MAY -2 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

			CAMT	60000.00
			CON TX	222.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	235.00
			CHECK	235.00
05/02/95	01	12:54	0001	6758

No. 906181