ADDRESS OF NEW OWNER:
Sherrye Phelps
1124 N. 7th Street
Nashville, Tennessee 37207

SEND TAX BILLS TO:
SAME

MAP 71-16
PARCEL 240

20W30140

BOOK 9728 PG 473

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Wallace C. Evans, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sherrye Phelps, 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 Lots 203 and 204 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 203 and 204 front 31 feet each on the westerly side of North Seventh Street, and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Wallace C. Evans by deed from James M. Jenkins, Adja M. Cosey and Barbara J. Walker of record in Book 6053 page 427, Register's Office of Davidson County,Tennessee.

unimproved ( )
This is improved (x) property, known as 1124 N.7th Street
(House Number) (Street)

Nashville, TN 37207
(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 Grantee, her heirs and assigns, forever; and we 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 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 11th DAY OF July, 1995.

Wallace C Evans

Wallace C. Evans

Prepared by:
MONTE D. WATKINS
Attorney at Law
176 Second Ave. N., Ste. 300
Nashville, TN 37201

PICK-UP

95 JUL 12 AM 9:12
REGISTER
DAVIDSON COUNTY, TN.

00782.34

BOOK 9728 PG 474

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,300.00

Wallace C. Evans
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 1995.

Monte D. Watkins
NOTARY PUBLIC

My Commission Expires: 9-27-97
(AFFIX SEAL)

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

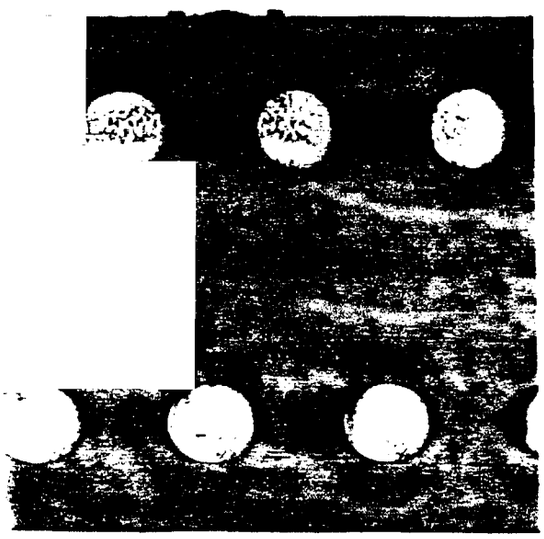
Personally appeared before me, Monte D. Watkins, a Notary Public in and for said County and State, the within named Wallace C. Evans, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained. Witness my hand and official seal at Nashville, TN, this 11th day of July, 19 95.

Monte D. Watkins
NOTARY PUBLIC

My Commission Expires: 9-27-97

1995 JUL 12 01:01 PM

128.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

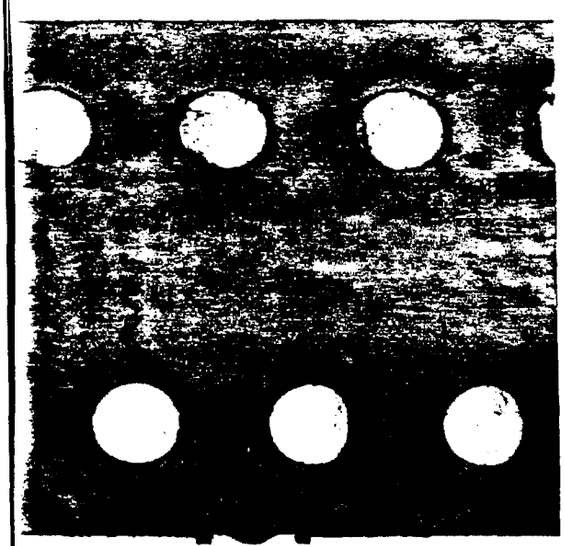
RECEIVED OF _____

FOR _____

BOOK 9728 PG 475

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 32300.00
CON TX 119.51
PRFEE 1.00
WDEED 8.00
TOTAL 128.51
CHECK 128.51

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0198

0078234
IDENTIFICATION REFERENCE

95 JUL 12 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929319