Box 60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9897 PG 937

ADDRESS NEW OWNER:
M/M Eddie R. Robertson
4728 Timberhill Dr.
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
155 North Lake Ave.
Pasadena, CA 91109

MAP AND PARCEL:
MAP 132-16
GROUP
PARCEL 21

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Woodrow Delmonte Phelps, Executor of the Estate of Bonnie A. Phelps, deceased, pursuant to the power of sale vested in me under her Last Will and Testament of record in Probate Court of Davidson County, TN, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eddie R. Robertson and wife, Deborah L. Robertson, 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:

Land in Davidson County, Tennessee, being Lot No. 798 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, page 66, said Register's Office.

Being the same property conveyed to Woodrow W. Phelps and wife Bonnie Y. Phelps, both now deceased, by deed from Andrew Ewing, Trustee, of record in Book 3573, page 155, Register's Office for Davidson County, Tennessee. (Bonnie Y. Phelps and Bonnie A. Phelps are one and the same person.)

This is improved property known as 4728 Timberhill Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eddie R. Robertson and wife, Deborah L. Robertson, their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of December, 1995.

Woodrow Delmonte Phelps, Executor of the
Estate of Bonnie Y. Phelps

95 DEC 22 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0134844
IDENTIF. ← REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Woodrow Delmonte Phelps, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Bonnie A. Phelps and that as such Executor he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of December, 1995.

Robert M. Tyl
NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 139,000.00.

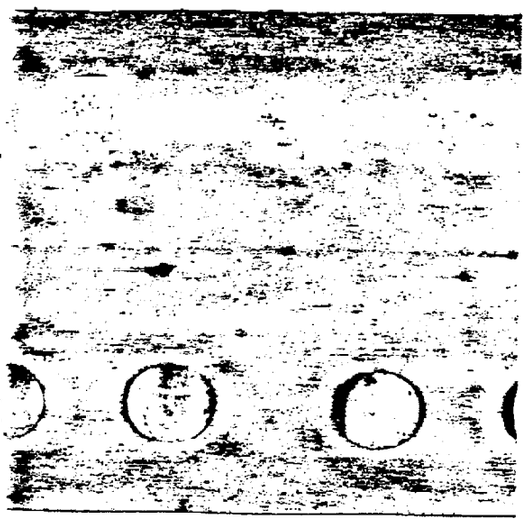
Deborah L. Robertson
AFFIANT

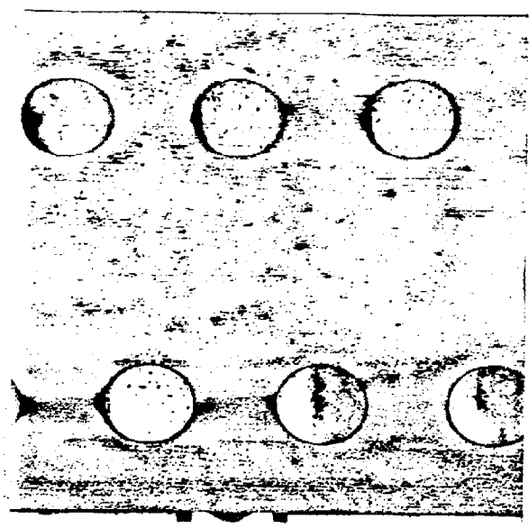
Subscribed and sworn to before me this 20th day of December, 1995.

Robert M. Tyl
NOTARY PUBLIC

My Commission Expires: November 20, 1996

1339 12/22 9101 03CHECK 523.30





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 939

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	
	139000.00
CON TX	514.30
PRFEE	1.00
MDEED	8.00
TOTAL	523.30
CHECK	523.30

12/22/95 01 15:41 0001 1339

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134844
IDENTIF. ↑ REFERENCE

95 DEC 22 PM 3:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989741