0143734

IDENTIF. ↑ REFERENCE

MAIL ENV.

C:\WPWIN60\KBH\RLDEED\NHBDEED
This Instrument Prepared By
R. W. Hardison, Attorney at Law
219 W. Seventh Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

95 JAN 24 PM 2:14

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

BOOK 9926 PG 496

GENERAL WARRANTY DEED

This indenture is made and entered into this 17th day of January, 1996, between Nashville Homebuilders Association (now Home Builders Association of Middle Tennessee) (hereinafter referred to as "GRANTOR") and Wade Phelps (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in Davidson County, Tennessee, and more particularly described as all of Lot No. 4 on the Plan of The Nashville Housing Authority Subdivision No. 2, as shown by a map of record in Book 8250 at page 405 in the Davidson County, Tennessee Register of Deeds office.

EXCLUDING specifically Lot 4A and Lot 4B.

(Tax Parcel # 82-6-80 P/O)

BEING a portion of the same property conveyed to Nashville Homebuilders Association by instrument of record in Book 4583 at page 685 in the Davidson County, Tennessee Register of Deeds office.

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for: Current year's real property taxes; covenants, conditions and restrictions as set forth in Book 3368 at page 23 in the Davidson County, Tennessee Register of Deeds office; and, easements, rights-of-way and other matters as shown by map of record in Book 4300 at page 67 and Book 8250 at page 405 in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

NASHVILLE HOMEBUILDERS ASSOCIATION

By: _____, President
Cyril Evers, President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Cyril Evers, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged himself to be the President of the Nashville Homebuilders Association, being authorized to execute the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and notarial seal at office in the aforesaid state and county this 17 day of ~~December~~ January, 1996.

SEAL

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Sept 26, 1998

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer of the value of the property being transferred, which ever is greater, is $225,000.00.

_____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 17 DAY OF January, 96.

SEAL

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Sept 26, 1998

_____
NOTARY PUBLIC
COMMISSION EXPIRES: _____

Send Tax Bills To:

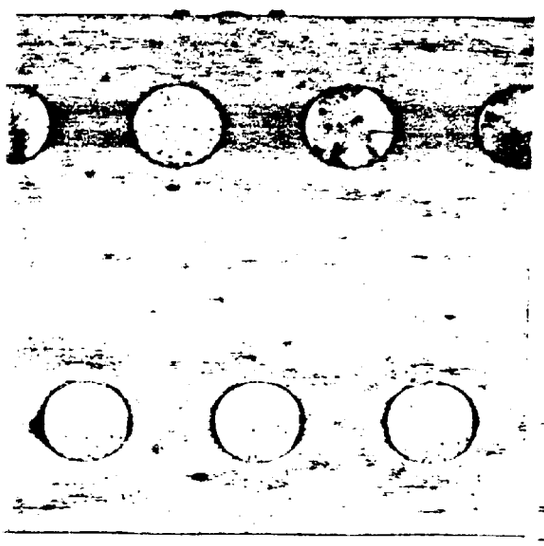
WADE PHELPS
620 NORTH FIRST ST.
NASHVILLE, TN

Owner:

SAME

0871 01/24 01:01 03CHECK 841.50

C:\WPWIN60\KBH\RE\DEED.NHB.DED



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

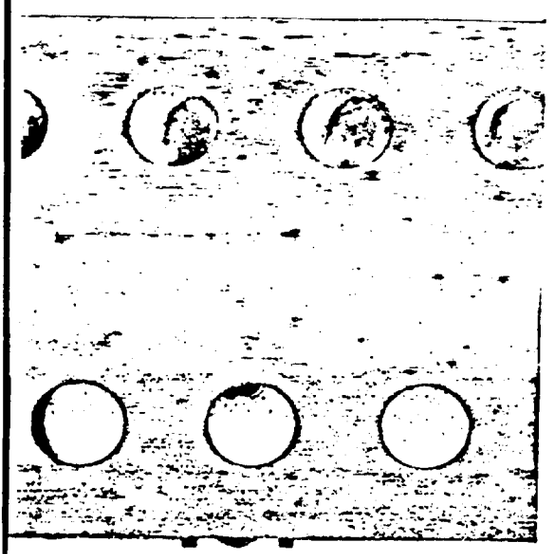
RECEIVED OF _____

FOR _____

BOOK 9926 PG 498

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	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	8.00
TOTAL	841.50
CHECK	841.50

01/24/96 01 14:15 0001 0871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143734
IDENTIF. ↑ REFERENCE

96 JAN 24 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999142