47

BOOK 10063 PG 904

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99

(AFFIX SEAL)

CERTIFIED NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher E. Root (NAME)	First American National Bank (NAME)	MAP 43-9
320 Dupont Avenue (ADDRESS)	First American Center (ADDRESS)	PARCEL 232
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237-0209 (CITY) (STATE) (ZIP)	11D-56345

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, Jewell E. Phelps, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher E. Root and wife, Janne M. Root

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. 30 on the Plan of Woodlawn Estates, Block "B", as of record in Book 843, page 82, Register's Office for said County.

SAID Lot No. 39 fronts 101 feet on the southerly side of Dupont Street and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Harry Cornelius Phelps, Jr. and wife, Jewell Ellen Phelps by deed from Alan Craig and wife, Janie L. Craig, of record in Book 5633, Page 129, Register's Office for said County.
The said Harry Cornelius Phelps, Jr. having since died.

0186096 IDENTIF. ↑ REFERENCE

96 MAY 29 AM 9:34
FELIX Z. HALL JR. REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 320 Dupont Avenue, Madison, TN 37115
(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 my hand this 23rd day of May 19 96

Jewell E. Phelps

BOOK 10063 PG 905

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 Jewell E. Phelps

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of May, 19 96.

Commission expires 11-27-99

Bertie Jo Whitaker
Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

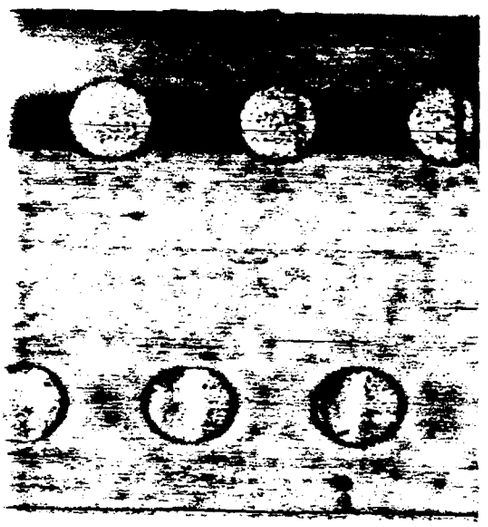
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and 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 _____.

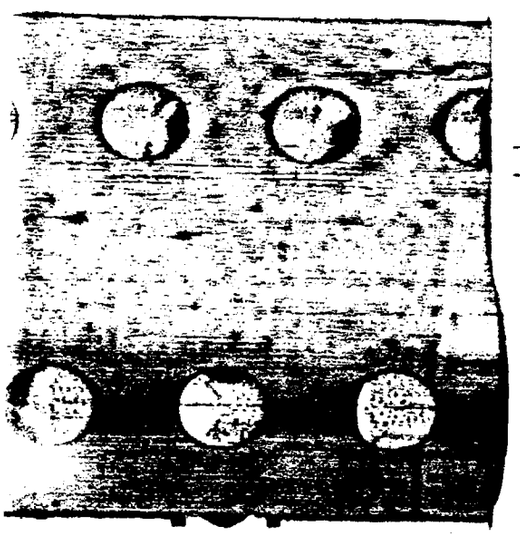
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0308 05/29 0101 03CHECK 358.65





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 906

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 94500.00
				CON TX 349.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 358.65
				CHECK 358.65
			05/29/96 01	09:35 0001 6308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186096 IDENTIF. # REFERENCE

96 MAY 29 AM 9:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1044219