BOOK 10248 PG 876

27A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: May 28, 2000
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. LINDA S. HARRIS NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evan R. Brown (NAME)	SouthTrust Mortgage Corporation (NAME)	103-3
5000 Idaho Avenue (ADDRESS)	100 Brookwood Place, Ste 300 (ADDRESS)	103
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	25W 02055

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, Adelia M. Phelan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evan R. Brown and wife, Karen L. Brown

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 the easterly 60 feet of the southerly 150 feet of Block No. 18, on the Map of the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 18, Register's Office for said County.

Said part of Block No. 18 fronts 60 feet on the northerly side of Idaho Avenue, formerly 5th Street, and runs back between parallel lines with the westerly margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being the same property conveyed to Vernon S. Phelan and wife, Adelia M. Phelan by deed from Leslie Clair Teal and wife, Mildred Louise Teal of record in Book 2812, page 121, Register's Office for Davidson County, Tennessee. The said Vernon S. Phelan having since died, property vested in Adelia M. Phelan, unmarried by virtue of tenants by the entirety.

This conveyance is subject to any and all existing easements of record.

0242751

IDENTIF. & REFERENCE

96 NOV -4 AM 8:21

LUCY [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved property, known as 5000 Idaho Avenue, Nashville, Tennessee 37209
(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 31st day of October 19 96

Adelia M. Phelan

Adelia M. Phelan

BOOK 10248 PG 877

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 Adelia M. Phelan

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 Brentwood, Tennessee, this 31st day of October 19 96.

Commission expires May 28, 2000

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_____.

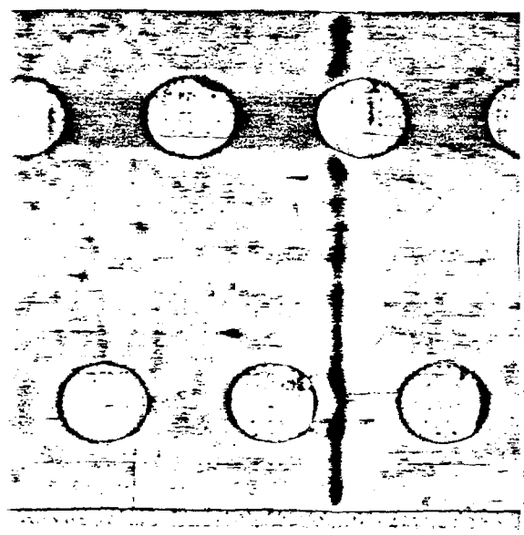
My commission expires _____

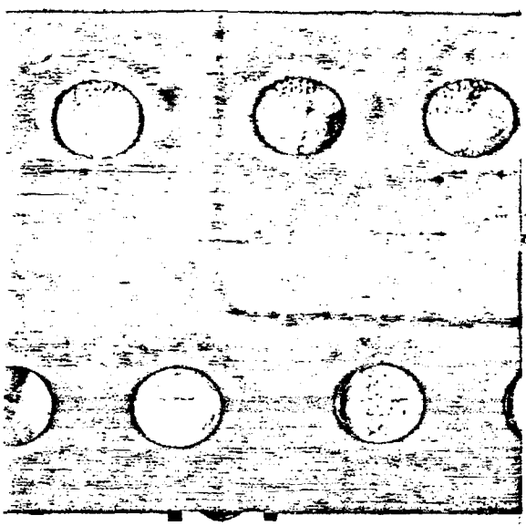
Notary Public

7186 11/04 0101 03CHECK

434.50

0242752





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

RECEIVED OF _____

FOR _____

BOOK 10246 PG 878

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	115000.00
			CON TX	425.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	434.50
			CHECK	434.50
11/04/96	01		08:22 0001	7186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242751
IDENTIF. ↑ REFERENCE

96 NOV -4 AM 8:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1084120