BOOK 10251 PG 076

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Josephine Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November 19 96

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine Phelps (NAME)	New Owner (NAME)	MAP 133-1
224 Wallace Road (ADDRESS)	(ADDRESS)	PARCEL 281
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Audrey Elizabeth Greenfield, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josephine Phelps, unmarried, and James L. Phelps, unmarried, as joint tenants with right of survivorship.

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. 268, on the plan of Sunrise Heights, of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

TOGETHER with that part of vacated Hill Street, according to Metropolitan County Council Bill No. 78-940, filed on May 10, 1978.

BEING the same property conveyed to H.W. Greenfield and wife, Audrey Elizabeth Greenfield by deed from Agnes Elizabeth Rogers Smith, Margaret Dies Wikoff, Donald R. Rogers, Glenda Lucille Rogers Worcester, Dottie Jean Rogers Hollis and Jane Marie Rogers, of record in Book 5595, Page 764, Register's Office for said County.

Power of Attorney of Record in book 10251, Page 675, said Registers Office.

unimproved ( )
This is improved (X) property, known as 513 Raymond Street, Nashville, TN 37211
(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 5th day of November 19 96

Audrey Elizabeth Greenfield

Audrey Elizabeth Greenfield by Josephine Phelps Attorney in Fact

BOOK 10251 PG 677

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____ _____
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

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, Howard G. Greenfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Audrey Elizabeth Greenfield as Attorney in Fact as the free act and deed of the within named Howard G. Greenfield. Witness my hand and official seal at Nashville, Tennessee the 30th day of October, 1996.

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: May 24, 1997

STATE OF Tennessee
COUNTY OF Davidson

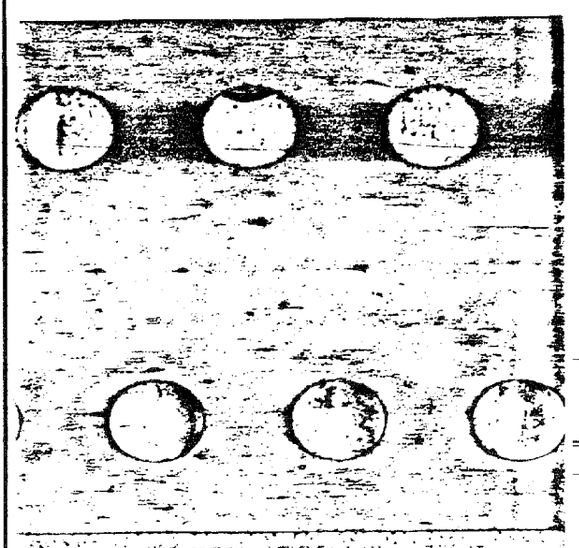
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard G. Greenfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of October, 1996.

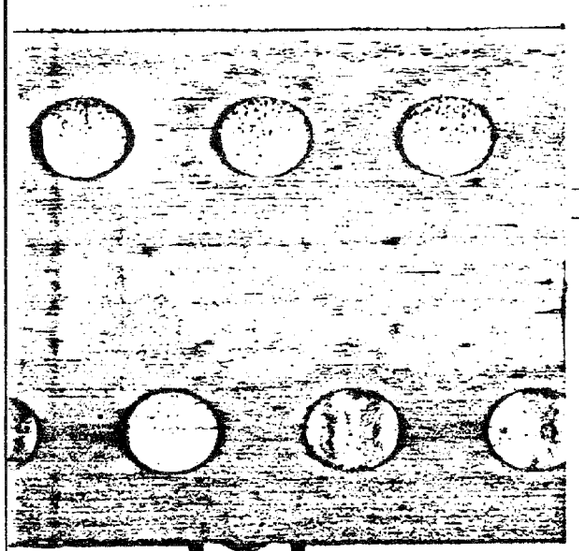
My Commission Expires: May 24, 1997 _____

0244108
IDENTIF. & REFERENCE

96 NOV -6 PM 1:06
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3646 11/06 0101 03CHECK 112.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10251 PG 678

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 28000.00
CON TX 103.60
PRFEE 1.00
WDEED 8.00
TOTAL 112.60
CHECK 112.60

11/06/96 01 13:08 0001 8646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244108
IDENTIF. # REFERENCE

96 NOV -6 PM 1:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1085569