This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 10409 PG 229

ADDRESS NEW OWNER:
Josephine Phelps and Roy L. Smith
224 Wallace Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-6
PARCEL 22
6DA-38028

WARRANTY DEED

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, Lettie Mai Claiborne, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Josephine Phelps and Roy L. Smith, as tenants in common, 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:

TRACT I:
BEING the east 47 feet of Lot No. 323 on the Plan of Sunrise Heights, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 323 fronts 47 feet on the northerly side of Veritas Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Edgar B. Claiborne and wife, Lettie Mai Claiborne by deed from Sarah Elizabeth Andrews, John Thomas Andrews and Joyce A. Weathers, of record in Book 8790, Page 350, Register's Office for Davidson County, Tennessee. The said Edgar B. Claiborne having since died.

TRACT II:
BEING the westerly 3 feet of Lot No. 323 on the Plan of Sunrise Heights, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 323 fronts 3 feet on the northerly side of Veritas Street and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Edgar B. Claiborne and wife, Lettie Mai Claiborne by deed from John Thomas Andrews, unmarried, of record in Book 5207, Page 455, Register's Office for Davidson County, Tennessee. The said Edgar B. Claiborne having since died.

This is the same description as in previous deed of record.

Taxes for 1997 have been pro-rated and assumed by Grantee(s).

This is improved property known as 422 Veritas Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josephine Phelps and Roy L. Smith, their heirs and assigns, forever; and I, Lettie Mai Claiborne, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 4th day of April, 1997.

Lettie Mai Claiborne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lettie Mai Claiborne, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 35,000.00.

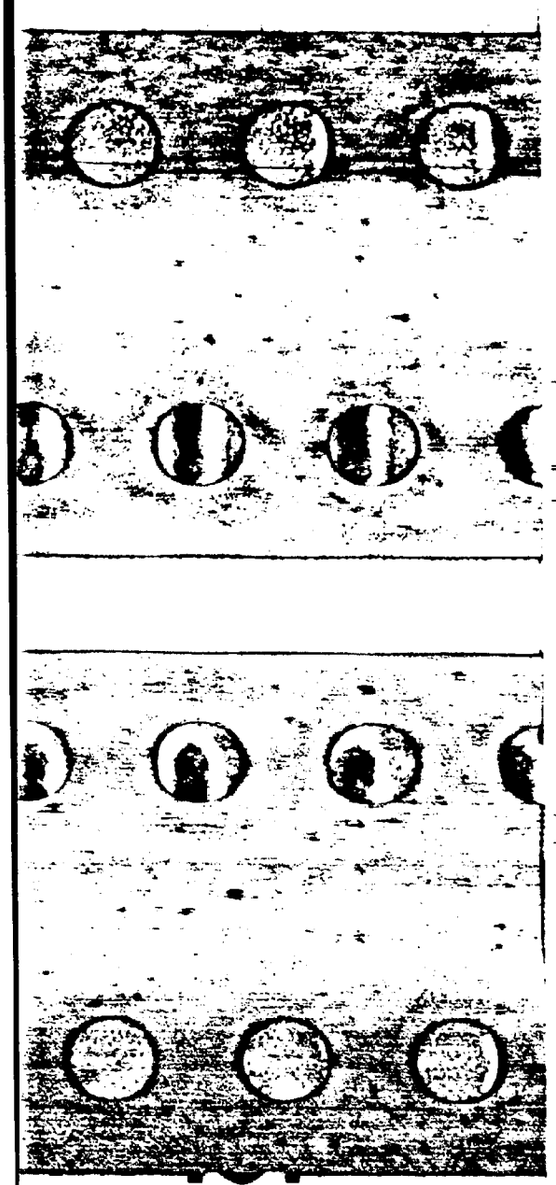
AFFIANT

Subscribed and sworn to before me this 4th day of April, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

6831 04/07 0101 03CHECK 138.50

0292082
IDENTIFICATION/REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10409 PG 231

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

04/07/97 01 15:58 0001 6831

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292082
IDENTIF. # REFERENCE

97 APR -7 PM 3:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1137063