FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11425 PG 830

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,000.00

William A. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(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
William A. Phelps (NAME)	First Bank & Trust (NAME)	MAP 108-12 0-B
112 Windwood Circle (ADDRESS)	1691 North Mt. Juliet Rd. (ADDRESS)	PARCEL 156CO
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (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, Aaron K. Evitts and wife, Charlotte E. Evitts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Phelps and wife, Michele E. Phelps

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. 93, on the plan of Harborview, Phase 1-A, Section 5, of record in Plat Book 7900, Page 485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Aaron K. Evitts and wife, Charlotte E. Evitts by deed from Frank Batson Homes, Inc., of record in Book 9565, Page 842, Register's Office for said County.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, including but not limited to assessments, charges and liens, of record in Book 7471, Page 26, as amended by First Amendment of record in Book 7646, Page 142, Second Amendment of record in Book 7646, Page 147, Third Amendment of record in Book 7646, Page 149, re-recorded in Book 7647, Page 648, Fourth Amendment of record in Book 7732, page 749, Fifth Amendment of record in Book 8263, Page 534, Sixth Amendment of record in Book 8271, Page 863, Seventh Amendment of record in Book 8297, Page 380, Eighth Amendment of record in Book 8634, Page 19, Nineth Amendment of record in Book 8856, Page 361 and Tenth Amendment of record in Book 9182, Page 786, said Register's Office.

unimproved ( )
This is improved (X) property, known as 112 Windwood Circle, Nashville, TN 37214
(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 our hand s this 22nd day of April 19 97

Aaron K. Evitts

Charlotte E. Evitts

BOOK 10425 PG 531 FILE BOX 45

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 Aaron K. Evitts and wife, Charlotte E. Evitts

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 19 97.

Commission expires January 20, 1999

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in 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_____.

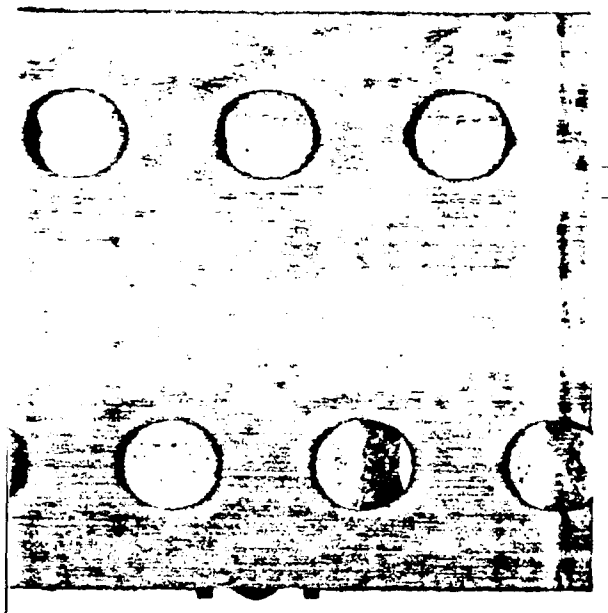
My commission expires _____

_____
Notary Public

2420 04/23 0101 03CHECK 604.70

02970770
IDENTIFICATION NUMBER





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11425 PG 832

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

16100.00

CON TX	595.70
PRFEE	1.00
WDEED	8.00
TOTAL	604.70
CHECK	604.70

04/23/97 01 11:43 0001 2420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297077

IDENTIF. & REFERENCE

97 APR 23 AM 11:45

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No.1142548