This Instrument Prepared By:

JACOBS & HOLT, P.C.
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

BOOK 10426 PG 35

Address New Owner:	Send Tax Bills To:	Map-Parcel #
Tyrone Morton 107 East Trinity Lane Nashville, Tennessee 37206	Same	81-10 120

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, Wade Lee Phelps, by these presents do hereby quitclaim and convey unto Tyrone Morton, his successors and assigns, all my right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 48, on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 75 feet on the Northerly side of Delk, formerly Martha Street and runs back 150 feet, more or less, on the Westerly line and 154.7 feet on the Easterly line, with the Westerly margin of 25th Avenue North, to an alley, measuring 39.3 feet thereon.

Being the same property conveyed to Wade Lee Phelps by Trustee's Deed from Steven B. McCloud, Substitute Trustee, of record in Book 10227, page 78, Register's Office of Davidson County, Tennessee.

The above described property is commonly known as 1723 25th Avenue North, Nashville, Tennessee 37208.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON] The actual consideration or value whichever is greater, for this transfer is $2,500.00.

Tyrone Morton
AFFIANT

Sworn to and subscribed before me this 22 day of April, 1997.

Charles A Poole
NOTARY PUBLIC

My commission expires: 3/24/2001

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS me hand this 21 day of April, 1997, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wade Lee Phelps
WADE LEE PHELPS

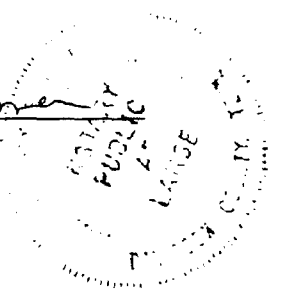
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tracy S. Ulmer, a Notary Public in and for said County and State, the within named, Wade Lee Phelps, the Bargainor(s) 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 21 day of April, 1997.

Tracy S. Ulmer
NOTARY PUBLIC

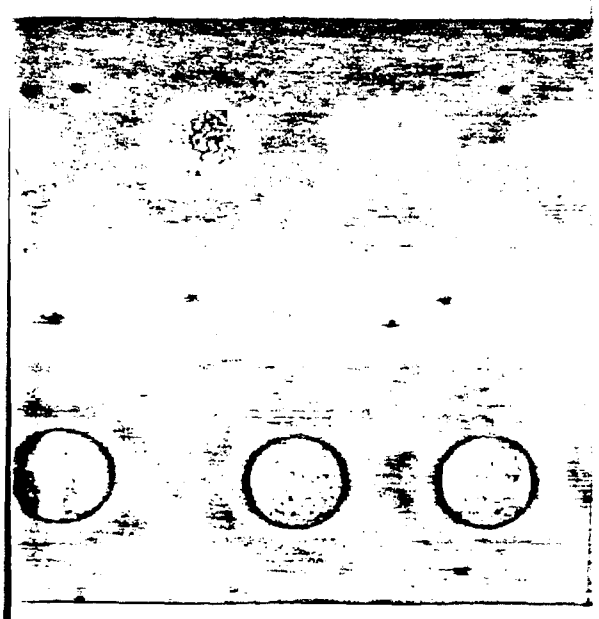
My commission expires: 7-22-2000

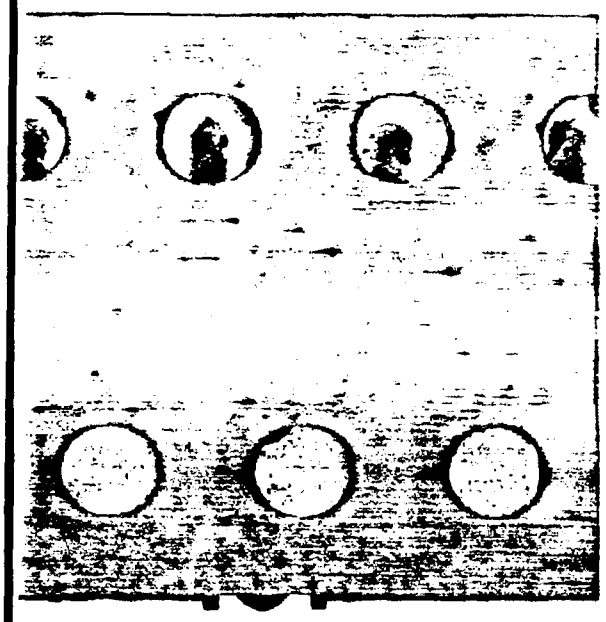


0297118
IDENTIFICATION REFERENCE

97 APR 23 PM 12:25

2461 04/23 0101 03CHECK 18.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10426 PG 37

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	2500.00
CON TX	9.25
PRFEE	1.00
WDEED	8.00
TOTAL	18.25
CHECK	18.25

04/23/97 01 12:24 0001 2461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02971118
IDENTIF. A REFERENCE

97 APR 23 PM 12:26

FELIX Z. WILSON, II
REGISTER

No. 1142589