THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 10521 PG 975

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
H. G. Anderson, Jr., et ux P. O. Box 345 Ridgetop, TN 37152-0345	Same as New Owner	Map 24, Parcel 212 Field Book 10D 52298 Map 24, Parcel 62 Field Book 10D 28780

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BOBBY FRANK PHELAN, IRVIN R. PHELAN, SAMMY E. PHELAN, LOU IRIS WEBB and DORIS P. ANDERSON, being all of the heirs at law of Charles H. Phelan, Jr., deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto H. G. ANDERSON, JR. and wife, DORIS P. ANDERSON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

PARCEL ONE: LAND in the Second District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, Surveyor, No. 271, dated September 30, 1981, as follows:

BEGINNING at a point in the center of Brick Church Pike, the northeast corner of Tract 4 as divided; thence North 37 deg. 30 min. East for 98.00 feet to a 30" Elm tree; thence South 71 deg. 00 min. East for 98.00 feet to a post; thence South 41 deg. 00 min. East 189.00 feet to a post in the existing corner of C. H. Phelan property; thence South 41 deg. 00 min. West for 64.00 feet to a point; thence South 57 deg. 00 min. East for 100.00 feet to a point; thence South 16 deg. 00 min. West for 103.00 feet to a point; thence South 31 deg. 30 min. West for 100.00 feet to a point; thence North 69 deg. 00 min. West for 31.00 feet to a point; thence North 23 deg. 00 min. West for 224.00 feet to mulberry stump; thence North 17 deg. 00 min. West for 49.00 feet to a stone; thence South 85 deg. 10 min. West for 40.00 feet to a point in the center of Brick Church Pike; thence North 29 deg. 00 min. West for 275.00 feet to the point of beginning, containing 1.00 acre, more or less.

BEING the same property conveyed to C. H. Phelan by quitclaim deed from Bettie P. Spain, Charlie Horace Phelan, Sr., Annie P. Stephens, Georgia P. Boyce, Etta Virginia Bearden, Rosalee M. Roach and J. W. Miller, of record in Book 5831, page 265, Register's Office for Davidson County, Tennessee.

PARCEL TWO: A certain tract or parcel of land in Davidson County, Tennessee, being Tract No. 6 and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated January 14, 1993 and revised June 11, 1993, as follows: Tract 6: BEGINNING at an iron pin (new) in the margin of Brick Church Pike, a corner to Tract 3, this survey and being located from an iron pin (old), corner to Joe H. Hinton, along said pike, N 40 deg. 45 min. 23 sec. E 306.49 feet to said beginning point; thence from said beginning point and with the margin of said pike, N 40 deg. 45 min. 23 sec. E 30.00 feet to a point; thence, continuing with said margin and a curve to the left having a delta angle of 37 deg. 19 min. 32 sec., a radius of 199.26

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

feet, an arc length of 129.81, and a chord of N 22 deg. 05 min. 37 sec. E 127.53 feet to a point in the margin of said pike, corner to C. H. Phelan (Deed Book 5831, page 265); thence, leaving said pike and the line of said Phelan for the next eight calls as follows: N 81 deg. 02 min. 36 sec. E 43.32 feet; thence S 12 deg. 23 min. 56 sec. E 49.00 feet; thence, S 18 deg. 23 min. 56 sec. E 224.00 feet; thence S 66 deg. 50 min. 44 sec. E 31.00 feet; thence N 33 deg. 39 min. 16 sec. E 100.00 feet; thence, N 18 deg. 09 min. 16 sec. E 103.00 feet; thence N 54 deg. 50 min. 44 sec. W 100.00 feet; thence, N 43 deg. 09 min. 16 sec. E 64.94 feet to a fence post, corner to said Phelan, and in the line of Tract 2, this survey; thence, S 32 deg. 35 min. 57 sec. E 90.00 feet to an iron pin (new); thence, N 87 deg. 35 min. 20 sec. E 44.87 feet to an iron pin (new) corner to Tract 3, this survey; thence S 21 deg. 38 min. 49 sec. W 285.35 feet to an iron pin (new); thence, S 88 deg. 19 min. 06 sec. W 50.00 feet to an iron pin (new); thence, N 49 deg. 14 min. 37 sec. W 275.00 feet to the beginning, containing 1.01 acre, more or less.

BEING the same property conveyed to C. H. Phelan, Jr. by deed from C. H. Phelan Jr., Executor and individually, Bobby Frank Phelan, Sammy E. Phelan, Doris P. Anderson, Lou Iris Webb and Irvin R. Phelan, of record in Book 9086, page 145, Register's Office for Davidson County, Tennessee.

And, the said C. H. Phelan, Jr. a/k/a Charles H. Phelan, Jr., died, intestate, on April 3, 1997 at the age of 68 years, at which time the properties hereinabove described became vested in Bobby Frank Phelan, a one-fifth (1/5) undivided interest; Sammy E. Phelan, a one-fifth (1/5) undivided interest; Doris P. Anderson, a one-fifth (1/5) undivided interest; Lou Iris Webb, a one-fifth (1/5) undivided interest; and, Irvin R. Phelan, a one-fifth (1/5) undivided interest, being all of the heirs-at-law of Charles H. Phelan, Jr. a/k/a C. H. Phelan, Jr. By their signatures hereto, the undersigned heirs-at-law of Charles H. Phelan, Jr. a/k/a C. H. Phelan, Jr. represent and warrant that the estate of Charles H. Phelan, Jr. remains open, but that there are sufficient funds within the estate for the payment of all debts and obligations owing by the decedent during his lifetime or by reason of his death.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 4863 Brick Church Pike, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1997, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to a non-exclusive easement for ingress and egress and utilities of record in Book 9086, page 161 and Book 9086, page 165, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 30th day of June, 1997.

"GRANTORS"

Bobby F. P Phelan
BOBBY FRANK PHELAN

Irvin R. Phelan
IRVIN R. PHELAN

Sammy E. Phelan Sr.
SAMMY E. PHELAN

Lou Iris Webb
LOU IRIS WEBB

Doris P. Anderson
DORIS P. ANDERSON

"GRANTEES"

H. G. Anderson Jr.
H. G. ANDERSON, JR.

Doris P. Anderson
DORIS P. ANDERSON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY FRANK PHELAN, IRVIN R. PHELAN, SAMMY E. PHELAN, LOU IRIS WEBB and DORIS P. ANDERSON and H. G. ANDERSON, JR., 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, at office, this the 30th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $53,000.00.

H. G. Anderson Jr
Affiant

Sworn to and subscribed before me, this the 30th day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

03241129
IDENTIF. ↑ REFERENCE

97 JUL -8 PM 1:47

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN

2067 07/08 0101 03CHECK 209.10

10521

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

RECEIVED OF _____

FOR _____

BOOK 10521 PG 978

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	53000.00
CON TX	196.10
PRFEE	1.00
WDEED	12.00
TOTAL	209.10
CHECK	209.10

07/08/97 01 13:47 0001 2067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0324129
IDENTIF. ↑ REFERENCE

97 JUL -8 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171827

978