PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **October, 1997** between GEORGE T. PHELPS and KRISTI P. PHELPS, HUSBAND AND WIFE, GRANTORs, and BOBBY G. COX and LOUISE M. COX, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GEORGE T. PHELPS and KRISTI P. PHELPS, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto BOBBY G. COX and LOUISE M. COX, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4302 WOODS STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

KRISTI P. PHELPS, wife of GEORGE T. PHELPS, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

George T. Phelps
GEORGE T. PHELPS Signature of Seller

Kristi P. Phelps
KRISTI P. PHELPS

97 NOV -6 PM 12:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0367143
IDENTIF. # REFERENCE

816

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, GEORGE T. PHELPS and KRISTI P. PHELPS, HUSBAND AND WIFE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. DENISE C. ALLIS NOTARY PUBLIC AT LARGE

Name and Address of Property Owner:

BOBBY G. COX and LOUISE M. COX, HUSBAND AND WIFE and
4302 WOODS STREET
OLD HICKORY, TN 37138

Property Address:

4302 WOODS STREET
OLD HICKORY, TN 37138

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 64-13, PARCEL 40

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$45,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **October, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

R14 11/06 0101 03CHECK 179

817

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the west 150 feet of Lot No. 59 of Block 3 on the Plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of Wood Avenue or Street and runs back between parallel lines 150 feet to the west line of the property conveyed to Buford F. Helton and wife, by Deed from Daisy Hurt, of record in Book 1272, page 119, said Register's Office.

Being the same property conveyed to GEORGE T. PHELPS, UNMARRIED, by Deed from REBECCA ANN NEWMAN, UNMARRIED, of record in Book 9211, Page 942, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

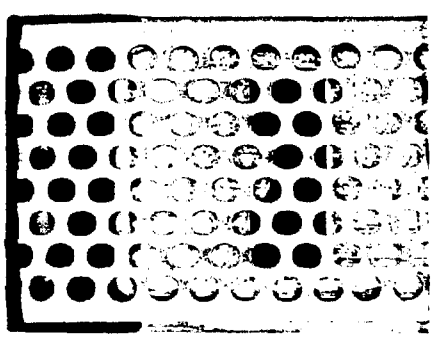
1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 64-13, PARCEL 40).

2. All matters as set forth on the Plan of record in Plat Book 421, page 117, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10674 PG 819

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

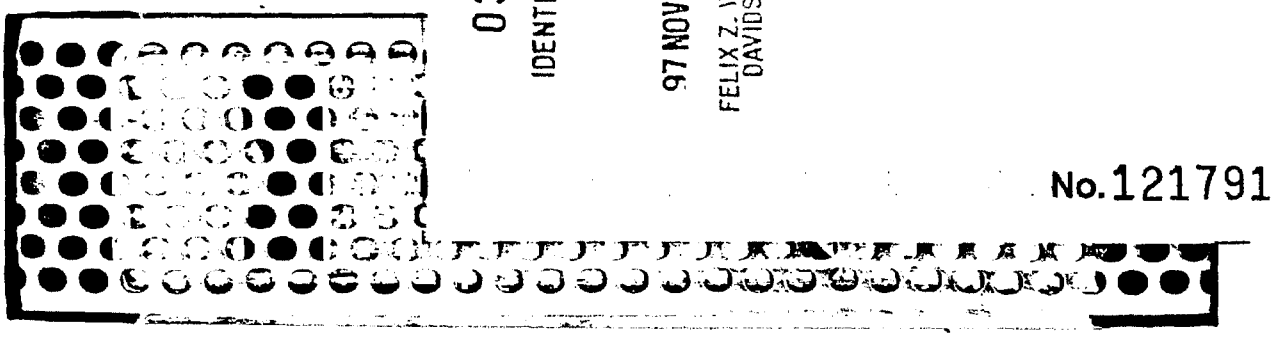
CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

11/06/97 01 12:48 0001 8714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0367143
IDENTIF. ↑ REFERENCE

97 NOV -6 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1217912