BOOK 10677 PG 323

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

File Box 24

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-06
PARCEL 24
6DA-38228

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, we, Carl W. Ballard and Keith Axelson Davis, as tenants in common hereinafter called the Grantors, 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:

BEING Lots Nos.320 and 322 on the Plan of Sunrise Heights Additions, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carl W. Ballard and Keith Axelson Davis, as tenants in common as to a 1/2 undivided interest each, by deed from Carl W. Ballard, Administrator of the estate of Linda Eskew Davis of record in Book 8297, Page 331, Register's Office for Davidson County, Tennessee.

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

Taxes for 1997 have been pro-rated and paid. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 419 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, as tenants in common, their heirs and assigns, forever; and we, Carl W. Ballard and Keith Axelson Davis, as tenants in common 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

97 NOV -7 PM 3:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03677855

Witness our hands this the 6th day of November, 1997.

Carl W. Ballard

Carl W. Ballard

Keith Axelson Davis

Keith Axelson Davis, by Carl W. Ballard, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl W. Ballard the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of November, 1997.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Carl W. Ballard 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, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 6th day of November, 1997.

Notary Public

My Commission expires: 1/27/2001

9491 11/07 0101 03CHECK 186.60

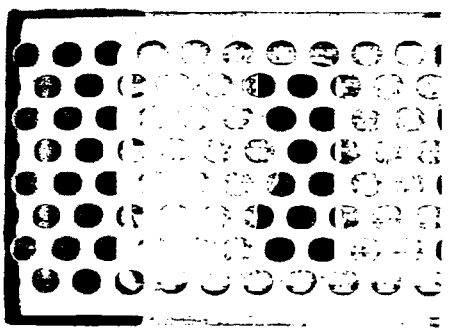
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 48,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of November, 1997.

NOTARY PUBLIC
My Commission Expires: 1/27/2001



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

RECEIVED OF _____

FOR _____

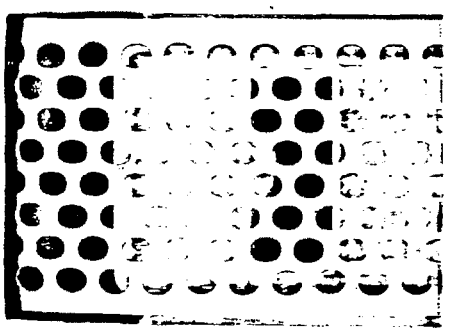
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60
11/07/97 01 15:03 0001 9491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0367855
IDENTIFICATION REFERENCE

97 NOV -7 PM 3:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1218683