BOOK 10891 PG 77

box# 28-B

file#

This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Gary L Phelps and wife Tonya Y. Phelps 4848 Lickton Pike Whites Creek, TN 37185	Same	31 / 131.0

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Gary L. Phelps and wife, Tonya Y. Phelps and other good and valuable consideration, the receipt of which is hereby acknowledged, we **FRANK A. HARDEN**, and wife, **ELIZABETH D. HARDEN**, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto **GARY L. PHELPS** and wife, **TONYA Y. PHELPS** the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bill Wiggs Lots, of record in Plat Book 8250, Page 232, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said Lot.

Being the same property conveyed to Frank A. Harden and wife, Elizabeth D. Harden by deed from Gordon F. McCammon and wife, Gale L. McCammon of record in Book 9501, Page 497, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 187,000.00 .

Gary L. Phelps
Affiant

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 17 day of April, 1998.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. We do covenant with the said GRANTEE 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:

1998 Property taxes are to be prorated and assumed by the GRANTEE.

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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as: 4840 Lickton Pike, Whites Creek, TN. 37185

Witness our hands this 17th day of April, 1998.

Frank A. Harden

Elizabeth D. Harden

9804-1

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank A. Harden and wife, Elizabeth D. Harden the bargainers, 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 17th day of April, 1998.

NOTARY PUBLIC

My Commission Expires: 6-24-2001

****

98 APR 20 PM 2:31

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0126879

WARRANTY

DEED

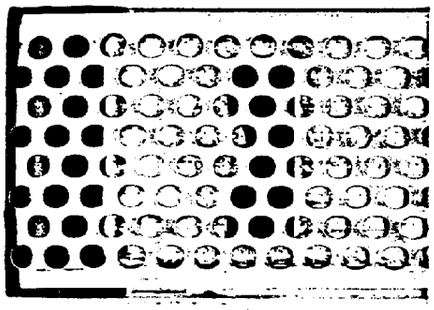
From: Frank A. Harden
and wife,
Elizabeth D. Harden

To: Gary L. Phelps
and wife,
Tonya Y. Phelps

551? 04/20 0101 02CHECK 700.90

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003



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

RECEIVED OF _____

FOR _____

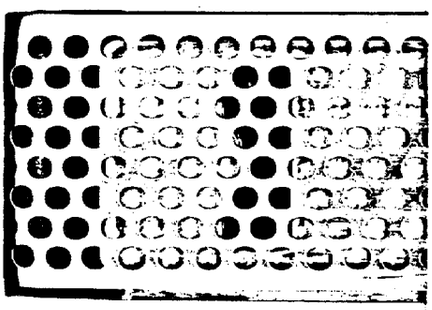
BOOK 10891 PG 79

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
187000.00
CON TX 691.90
PRFEE 1.00
WDEED 8.00
TOTAL 700.90
CHECK 700.90
04/20/98 01 14:31 0001 5519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0426879
IDENTIF. ↑ REFERENCE

98 APR 20 PM 2:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281662