0465492

IDENTIF. & REFERENCE

BOOK 11030 PAGE 941

MAIL ENV.

98 JUL 22 PM 1:49

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **21st** day of **July, 1998** between **Linda V. Hardin ,** GRANTOR, and **Lum W. Phelps and Pauline Phelps, Married,** as GRANTEEs.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantees and Grantee(s)' heirs forever the following described land located in the County of **Davidson**, State of Tennessee, to-wit:

Being Lot No. 5 Eastland Acres Section 7, of record in Book 2330, page 114 as amended in Book 3309, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda V. Hardin by Quitclaim Deed from Clement J. Vadnais and wife, Magdalene S. Vadnais of record in Book 10905, page 752, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 4870, page 900, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 2330, page 166 as revised in Plat Book 3309, page 114, Register's Office for Davidson County, Tennessee.

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 do covenant with said Grantees 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 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 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.

IN WITNESS WHEREOF, Grantors s hereunto set his/her hand and seal this day and year first above written.

WITNESSES

Linda V. Hardin

Linda V. Hardin,

6804 07/22 01:01 03CHECK 499.40

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda V. Hardin, the bargainor, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this21st day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/20/99

COUNTY OF DAVIDSON
STATE OF TENNESEE

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn before me this 21st day of July, 1998

NOTARY PUBLIC

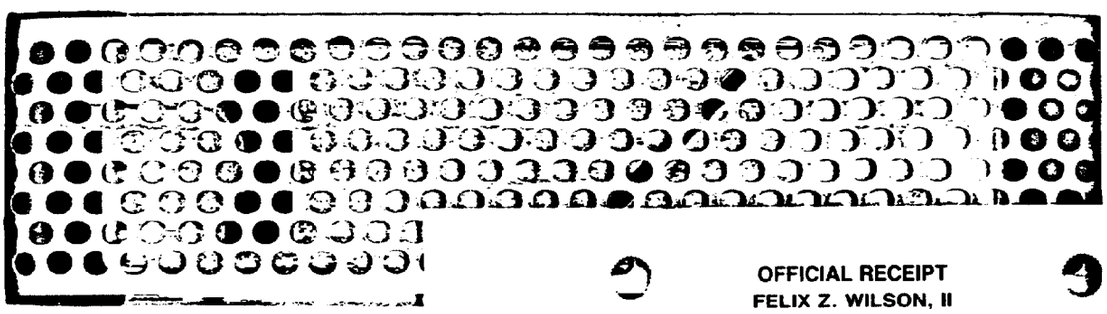
MY COMMISSION EXPIRES: 5/20/99

Prepared by:
Equity Search, Inc.
2323 Hillsboro Road #506
Nashville, TN 37212

Address of New Owner:
Lum W. Phelps
2528 Brittany Drive
Nashville, Tennessee 37206

Send Tax Bills To:
Goodrich & Pennington Mortgage Fund Inc.
5900 State Farm Drive
Rohnert Park, CA 94928

Map & Parcel No.
Map 83-12 Parcel 177



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

RECEIVED OF _____

FOR _____

BOOK 11030 PAGE 943

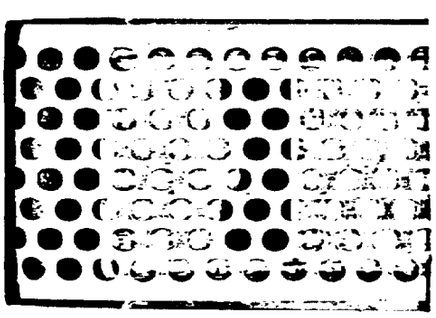
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 132000.00
CON TX 488.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 499.40
CHECK 499.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/22/98 01 13:53 0001 6804



0465492
IDENTIF. ↑ REFERENCE

98 JUL 22 PM 1:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322467