This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
Habeke T. Tekelewold
925 40th Avenue North
Nashville, Tennessee 37209

SEND TAX BILL:
To Owner
3211 West Knight
Tampa, FL 33611

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 91-8
GROUP
PARCEL 285

WARRANTY DEED

BOOK 11118 PAGE 41

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wade L. Phelps, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Habeke T. Tekelewold, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

This is improved property known as 925 40th Avenue North, Nashville, TN 37209.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Habeke T. Tekelewold, unmarried, his heirs and assigns, forever; and I, Wade L. Phelps, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

Witness my hand this the 18th day of September, 1998.

Wade L. Phelps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Wade L. Phelps, unmarried,** 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 18th day of September, 1998.

NOTARY PUBLIC

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $52,500.00.

AFFIANT

Subscribed and sworn to before me
this 18th day of September, 1998.

NOTARY PUBLIC

AUBREY FREDDIE CLAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires June 28, 2000

EXHIBIT A BOOK 11118 PAGE 43

Land in Davidson County, Tennessee, being part of Lot No. 2 in the Subdivision of part of Lot No. 27 and other Lots of the Clifton Plan, which is of record in Book 161, page 68, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 2 begins at the southeast corner of said Lot No. 2 and runs thence northwardly along the westerly margin of Clifton Avenue 50 feet to a point; thence westwardly 150 feet to a dead line; thence southwardly 50 feet to a point in the line between Lots Nos. 1 and 2 of said Plan; thence eastwardly 150 feet to the beginning.

BEING the same property conveyed to Wade L. Phelps, by Quitclaim Deed from Darryle E. Cannon, as of record in Book 6861, page 656, and by instrument of record in Book 4902, page 163, Register's Office for Davidson County, Tennessee.

0489443
IDENTIF. + REFERENCE

98 SEP 18 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2493 09/18 0101 03CHECK 209.25

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

RECEIVED OF _____

FOR _____

BOOK 11118 PAGE 44

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	52500.00
CON TX	194.25
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	209.25
CHECK	209.25

09/18/98 01 13:44 0001 2493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489443
IDENTIF. ↑ REFERENCE

98 SEP 18 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1347858