STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,500.

Twila Jones
Affiant

This instrument was prepared by:

Julian W. Blackshear, Jr.
208 Third Avenue North
Nashville, Tennessee 37201

Subscribed and sworn to before me on this 11th day of June, 1999.

Jacqueline Carla Higgins
Notary Public

My commission expires: March 25, 2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Twila L. Jones 2848 Buena Vista Pike Nashville, Tennessee 37218	SAME 2848 Buena Vista Pike Nashville, Tennessee 37218	70-2, Par. 52

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wade L. Phelps, a single person, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Twila L. Jones, a single person, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being parts of Lots Nos. 13 and 15 of Sarah McIntosh's Subdivision of certain lots in the Old Daniel Young Tract of Land, as of record in Book 332, page 71, Register's Office for said County described as follows:

Beginning at a stake in the easterly margin of the New Buena Vista Highway 100 feet southerly from the southerly margin of Stokers Lane; thence north 77 degrees 40' east 250 feet; thence in a southerly direction 50 feet to the northeast corner of the property conveyed to Lloyd Eugene Cantrell and wife, by deed from M.H. Webb and wife, of record in Book 3617, page 278, said Register's Office; thence with Cantrell's northerly lines, southwesterly 250 feet to the easterly margin of said Highway; thence with said Highway, north 23 degrees east 50 feet to the beginning.

Being part of the same property conveyed to Wade L. Phelps by deed from Dorothy W. Smith and husband, Vernon R. Smith of record in Book 7803, Page 117, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
1. 1999 taxes, which have been prorated and assumed by Grantee.
2. Matters shown on the Plan of record in Plat Book 332, Page 71, Register's Office for said County.
This is improved property known as 2848 Buena Vista Pike, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind

himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 11 day of June 1999.

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 Wade L. Phelps, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 11th day of June 1999.

NOTARY PUBLIC

My commission expires: 3/25/00

NOTARY PUBLIC AT LARGE

0599517
DELIVERED FOR REFERENCE
99 JUN 14 PM 2:18
ALL STATE TITLE
DAVIDSON CO REGISTER
DAVIDSON COUNTY, TN.
0424 06/14 0101 CHECK 342.15

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 886

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0599517

INSTRUMENT # REFERENCE

99 JUN 14 PM 2:18

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT	89500.00
CON TX	331.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	342.15
CHECK	342.15

06/14/99 01 14:22 0001 9434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473858