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:
Wade L. Phelps
P. O. Box 280655
Nashville, TN 37228

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 81-7
PARCEL 520/521

WARRANTY DEED

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, Mary C. McWhirter, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Wade L. Phelps, 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:

> BEING Lots Nos. 15 and 16 on the Plan of the Subdivision of Lot 1 of the Thomas Woodard property, of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Mary C. McWhirter by deed from Metropolitan Government for Nashville/Davidson County, of record in Book 11331, Page 793, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 57, Page 83, said Register's Office.

Taxes for 1999 will be pro-rated and assumed by Grantee(s).

Carl R. McWhirter joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 1006/1008 Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wade L. Phelps, his heirs and assigns, forever; and we, Mary C. McWhirter and husband, Carl R. McWhirter, 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 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, 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 our hands this the 19th day of August, 1999.

Mary C. McWhirter

Carl R. McWhirter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary C. McWhirter and Carl R. McWhirter, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of August, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

9292 08/23 0101 03CHECK 307.00

0627308

IDENTIFICATION REFERENCE

99 AUG 23 PM 2:00

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11630 PAGE 109

0627308

IDENTIF. → REFERENCE

99 AUG 23 PM 2:00

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

08/23/99 01 14:00 0001 9292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505301