This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11765 PAGE 66

ADDRESS NEW OWNER:
Josephine Phelps and Roy L. Smith
278 Wallace Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 133-5
PARCEL 19
6DA-38038

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edna Faye Jones, Devisee of the Will of Edna N. Mitchell Johnson, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Josephine Phelps and Roy L. Smith, as tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 331, on the Plan of Sunrise Heights Addition, of record in Plat Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Edna Mitchell, by deed from George Hunt and wife, Ella M. Hunt and Ernest Radabaugh of record in Book 3311, Page 581, Register's Office for Davidson County, Tennessee. Edna Mitchell who subsequently married Mahlon Johnson, who has since died. Property is vested in Edna Faye Jones by Will of record in Will Book 192, Page 401, Probate Court for Davidson County, Tennessee. Probate No. 94P-1248.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This is improved property known as 430 Veritas, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Josephine Phelps and Roy L. Smith, as tenants in common, their heirs and assigns, forever; and I, Edna Faye Jones, covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 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.

RECORDERS NOTE
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE, DAVIDSON COUNTY
01/01 03CHECK 188.00

RECEIVED FOR RECORD
99 DEC -2 AM 9:06
ELL ... REGISTER
DAVIDSON COUNTY, TN.

06629956
... REFERENCE

Witness my hand this the 1st day of December, 1999.

Edna Faye Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Edna Faye Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of December, 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 $ 48,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of December, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

ECEIVED OF _____

OR _____

BOOK 11765 PAGE 68

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

99 DEC -2 AM 9:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

CAMT	48000.0
CON TX	177.6
PRFEE	1.0
MDEED	8.0
CFEE	2.0
TOTAL	188.6
CHECK	188.6

12/02/99 - 01 09:07 0001 7

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544875