FORM NO. WD-1

Davidson County DEEDWARR
Recvd: 07/18/02 11:47 2pgs
Fees:13.00 Taxes:18.50

20020718-0086637

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

B.B. Doubleday, Jr.
B.B. Doubleday, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2002.

Michael E. Collier
Notary Public

MY COMMISSION EXPIRES: 11-26-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
B.B. Doubleday, Jr. 216 15th Ave. North, Nashville, TN 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade Lee Phelps	(Same)	Map 92-6
(NAME)	(NAME)	Par. 418, 419
P. O. Box 280655		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37228		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, B. B. Doubleday, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade Lee Phelps

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 part of Lot No. 5 on the Lapsley Plan as of record in Book 57, page 3, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 30 feet on the east side of 28th Ave. North and runs back between parallel lines 88 feet;

Being the same property conveyed to B. B. Doubleday, Jr. by deed of record in Book 7022, page 766, Register's Office for Davidson Co., TN.

AND:

(1) A lot in the 13th Civil District of Davidson County, TN, fronting 30 feet on the east side of Hadley's Avenue, now 28th Avenue, North, and running back between parallel lines 88 feet to an alley, and being south of and adjoining a lot of is same size conveyed by James N. Anderson and wife, Missouri, to Tanner Bonner and wife, Sallie, by deed of record in Book 274 said Register's Office, reference to which is here made.

(2) A part of Lot No. 6 on the old D.L. Lapsley plan of lots in the 13th Civil District of Davidson County, TN, fronting 30 feet on the east side of Hadley's Avenue, now 28th Avenue North and running back easterly between parallel lines and along the southerly margin of an alley (which lies 150 feet south of and runs parallel with Jackson Street, now Herman Street), 88 feet to a 10-foot alley.

Being the same property conveyed to B. B. Doubleday, Jr. by deed of record in Book 8320, page 379, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 730-732 28th Ave. North, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 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 said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of July, 2002

B.B. Doubleday, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Michael E. Collier, a Notary Public in and for said County and State, the within named B. B. Doubleday, Jr.

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2002

Commission Expires 11/26/05

Michael E. Collier
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Commission Expires _____ Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101