6

This Instrument Prepared By:
**Brokers Escrow Services, Inc.**
**P. O. Box 140255**
**211 Donelson Pike, Suite 2**
**Nashville, Tennessee 37214**

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ADDRESS NEW OWNER:
**MR. KEITH A. PHELPS and VICKIE R. PHELPS**
**1119 Davidson Street**
**Nashville, Tennessee 37206**

SEND TAX BILL TO:
**To Mortgagee**

MORTGAGEE:
**FIRST AMERICAN**
First American Center
Nashville, TN 37237

MAP **094-05-0**
PARCEL **026.00**

# 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, **JERRY NAIL, GARY BALDONI and MAURICE BALDONI,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **KEITH A. PHELPS and wife, VICKIE R. PHELPS**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Shelby Heights, Section 2, of record in Plat Book 2854, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Jerry Nail, Gary Baldoni and Maurice Baldoni by Deed from Secretary of Housing and Urban Development of record in Book 11077, Page 891, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1119 Davidson Street, Nashville, Tennessee 37206.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Restrictive Covenants of record in Book 2809, Page 545, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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.

05321127
IDENTIF. ← REFERENCE

99 JAN -4 AM 11:12
REGISTER
DAVIDSON COUNTY, TN.

7867 01/04/99 0101 03CHECK 199.70

WITNESS my hand this the 22nd day of December, 1998.

JERRY NAIL

GARY BALDONI
by Jerry Nail, attny in fact

MAURICE BALDONI
by Jerry Nail, attny in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned Notary Public in and for said County and State, **JERRY NAIL**, 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 office this 22nd day of December, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JERRY NAIL, Attorney in Fact for Gary Baldoni and Maurice Baldoni**, the bargainors, 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 as Attorney in Fact for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of December, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $51,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of December, 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |

| | |
|---|---|
| CAMT | 51000.00 |
| CON TX | 188.70 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 199.70 |
| CHECK | 199.70 |

01/04/99 01 11:09 0001 7867

0532127
IDENTIF. ↑ REFERENCE

99 JAN -4 AM 11:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1407266