BOOK 11686 PAGE 579

06421514

TENNESSEE REFERENCE
99 OCT -4 AM 9:37
ELAINE BELL REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

Map & Parcel No.: 171-93

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **September, 1999** between **Jack Dempsey Johnson, a married man** , GRANTOR, and **Rodney M. Phelps, an unmarried man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Dorris E. Boner, Surveyor, August 24, 1961, as follows: Beginning on the northerly margin of Hardscuffle Road at the southeast corner of Jesse M. Williams property; thence with said Williams' eastern boundary line, North 2 deg. East 373.9 feet to an iron pin in the line of the property conveyed to Fred Rich and wife, by deed from Dorothy F. Norton of record in Book 3280, page 373, Register's Office for Davidson County, Tennessee, as follows: South 47 deg. 30' east 200 feet to an iron pin; South 27 deg. West 149.5 feet to and iron pin and South 12 deg. West 176 feet to the northerly margin of Hardscuffle Road; thence with the same around a slight curve, northwesterly 138 feet, more or less, to the beginning, containing 1.51 acres, more or less.

Being the same property conveyed to ~~Rodney M. Phelps~~ Jack Dempsey Johnson, an unmarried man, by deed from Lee C. Williams and wife, Jaclyn F. Williams, of record in Book 11686, page 526, said Register's Office.

This conveyance is made subject to (a) Property taxes for 1999 and subsequent years which are not yet due and payable, and payment thereof , by acceptance of this conveyance, is expressly assumed by Grantees; and (b) Easement of record in Book 8009, page 59, said Register's Office.

The property herein described and conveyed in this instrument is investment property and is not the usual place of residence of the grantor or his spouse.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Jack Dempsey Johnson
Signature of Seller

5156 10/04 0101 03CHECK 643.70

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

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Jack Dempsey Johnson, a married man**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **September, 1999.**

EILEEN STRANG NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Eileen Strang
Notary Public

My Commission Expires: 2/19/200

Name and Address of Property Owner:

Rodney M. Phelps
5844 Cloverland Drive
Brentwood, TN 37027

Property Address:

5844 Cloverland Drive
Brentwood, TN 37027

Person Responsible for Taxes:

NEW OWNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$171,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **September, 1999.**

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

My Commission Expires
7-27-2002

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

99 OCT -4 AM 9:37
REGISTER
DAVIDSON COUNTY, TN.

0642154
DEED BOOK & REFERENCE

CAMT	
	171000.00
CON TX	632.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	643.70
CHECK	643.70

10/04/99 01 09:40 0001 5156

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523047