Instr:200002100013790 Page: 1 OF 2
REC'D FOR REC 02/10/2000 2:37:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $18.50

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
1124 N 7th Street Land Trust, Eckhardt Exchange Corp., Trustee	NEW OWNER	
P.O. Box 2981		MAP:71-16
Murfreesboro TN. 37133-2981		
		PARCEL:240

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-01-9899]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Sherrye Phelps, unmarried, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, 1124 N. 7th Street Land Trust, Eckhardt Exchange Corp., Trustee, (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lots 203 and 204 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 203 and 204 front 31 feet each on the westerly side of North Seventh Street, and run back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Sherrye Phelps by Warranty Deed from Wallace C. Evans of record in Book 9728, page 473, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Plan of record in Plat Book 421, page 12 said Register's Office for Davidson County, Tennessee.**

This is improved property known as 1124 North 7th Street, Nashville, Tennessee 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for this
[transfer is $5,000.00
[
[Affiant
[Subscribed and sworn to before me this
[8th day of January, 2000.
[
[Notary Public
[
[My Commission Expires: 1-25-2003

DONNA E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of February, 2000.

Sherrye Phelps

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this **8th** of **February, 2000,** before me personally appeared Sherrye Phelps, to me known to be the person who executed the foregoing instrument and acknowledged that **she** executed the same as **her** free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of **February**, 2000.

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-2003