Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38712 FILE BOX "7"

WARRANTY DEED

Instr:200003240029819 Page: 1 OF 2
REC'D FOR REC 03/24/2000 8:33:17AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $332.63

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
This 14th day of MARCH 2000.

Notary Public

MELINDA G. MAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires on 3/23/2002

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
JOHN PHELPS **1553 Meadowbend** **Madison, TN 37115**	**S A M E**	**52-8-167** **11D 93692**

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 **I, ELIZABETH A. MORRIS, Unmarried**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN 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:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Meadow Bend Subdivision, Section Three, as of record in book 6200, Page 450, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

BEING the same property conveyed to Elizabeth A. Morris by deed from Secretary of Housing and Urban Development of record in book 11384, Page 414, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1553 Meadow Bend Drive, Madison, Tennessee 37115**
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 _____ DAY OF MARCH, 2000.

Elizabeth A. Morris

ELIZABETH A. MORRIS by Jan Hall AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 14TH DAY OF MARCH, 2000, before me personally appeared **JON HASENFUSS,** to me known to be the person who executed the foregoing instrument in behalf of **ELIZABETH A. MORRIS, Unmarried,** As her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **ELIZABETH A. MORRIS, Unmarried, as though she personally had acted.**

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of MARCH, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

First American Title Insurance Company

COMMITMENT

SCHEDULE A

Case No. 11000842

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Meadow Bend Subdivision, Section three, as of record in Book 6200, Page 450, Register's Office for said County, to which plan reference is here made for a more complete.

Being the same property conveyed to Elizabeth A. Morris by Deed from Andrew Cuomo, Secretary of Housing & Urban Development dated 3/8/99, of record in Book 11384, page 414, Register's Office for Davidson County, Tennessee.

Property Address:
1553 Meadowbend Drive
Madison, Tennessee 37115