Instr:200004030033287 Page: 1 OF 2
REC'D FOR REC 04/03/2000 6:22:38PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $382.95

48A
Neal

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $103,500.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2000.

Notary Public
My commission expires: 05/20/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Hugh Ross Wetzel	1st Trust Bank For Savings	161-13-0 019.00
5703 Brentwood Meadows Circle	P.O. Box 17257	
Brentwood TN 37027	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kristy Dawn Neal, now Phillips, and husband, Dean Phillips, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hugh Ross Wetzel, hereinafter called the Grantee, his successors 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. 26-B, on the Plan of Zone Lot Division of Lot 26, Brentwood Meadows, Section 2, of record in Plat Book 5200, Page 782 and amended in Book 6250, Page 670, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristy Dawn Neal by deed from Yvonne G. Bailey, now known as Yvonne Sternberg, of record in Book 9661, Page 885, Register's Office for Davidson County, Tennessee. *

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5703 Brentwood Meadows Circle, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of March, 2000.

Kristy Dawn Neal Phillips

Dean Phillips

*The said Kristy Dawn Neal having since married is now known as Kristy Dawn Neal Phillips. The said Dean Phillips joins in this conveyance to convey any and all marital interests which he may have in said property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristy Dawn Neal Phillips and Dean Phillips, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of March, 2000.

Notary Public

My Commission expires 05/20/03

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires