(1)

Instr:200006050055392 Page: 1 OF 2
REC'D FOR REC 06/05/2000 9:25:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.23

BOK 36 pbw

PREPARED BY:

**Taylor, Pigue, Marchetti & McCaskill, PLLC**
**2908 Poston Avenue**
**Nashville, TN 37203**
**(615) 320-3225**

RETURN TO:

**Ortale, Kelley, Herbert & Crawford**
**Third Floor, Noel Place**
**200 Fourth Avenue North**
**Nashville, TN 37219-8985**

Name and Address of Property Owner:

**Brian E. and Irene Phelps**
**2821 Hazelwood Drive**
**Nashville, TN 37212**

Send Tax Bills to:

SunTrust Mortgage, Inc
P.O. Box 57028
Irvine, Ca 92619-7028

Property Address:

**2821 Hazelwood Drive**
**Nashville, TN 37212**

Map/Parcel #:

**117-4-B-5CO/16DA40200**

# WARRANTY DEED

**THIS INDENTURE** is made and entered into this **22nd** day of **May, 2000** between **Kellie Anne Cook, unmarried,** GRANTOR, and **Brian E. Phelps and wife, Irene Phelps,** GRANTEES.

**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 the City of **NASHVILLE**, County of **DAVIDSON**, State of **TENNESSEE**, more particularly described as follows:

**LAND in Davidson County, Tennessee, being Part of Lots 1, 2, 3, and 4 on the Revised Plan of Hazelwood Heath Subdivision, as of record in Plat Book 6200, Page 143, Register's Office for said County, to which Plan reference is hereby made for a more complete description of said lot.**

**Unit No. 5 on said Plan as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Hazelwood Heath Subdivision.**

**BEING the same property conveyed to Kellie Anne Cook, unmarried, by Quitclaim Deed from Ronald Walter Cook, married, recorded as Instrument No. 200005190050364, Register's Office for Davidson County, Tennessee.**

**BEING the same property conveyed to Kellie Anne Cook, unmarried, and Ronald Walter Cook, married, by Deed from Michael W. Jones and Larry D. Jones, Sr. and Nancy L. Jones of record in Book 10446, Page 879 Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to any and all restrictions and easements of record.**

**Property Address: 2821 Hazelwood Drive, Nashville, TN 37212**

**TO HAVE AND TO HOLD** said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEES, GRANTEES' heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEES 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 therteto 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.

Kellie Anne Cook, by Ronald Walter Cook attorney in fact

**Kellie Anne Cook, by Ronald Walter Cook,**
**Attorney-In-Fact**
(Seller)

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid **Ronald Walter Cook**, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for **Kellie Anne Cook**, and acknowledges that he executed the same as the act of his principal for the purpose therein contained.

**WITNESS** my hand and official seal, at Nashville, Tennessee, this the 22nd day of May, 2000.

Rita P. Miller
Notary Public

My Commission Expires: 3/27/04

RITA P. MILLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

## AFFIDAVIT OF VALUE

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

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 **$117,900.00** 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

Affiant

Sworn to and subscribed before me, a Notary Public, this _____ day of May, 2000.

J. Michael Morgan
Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001