PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41734
Dav. Co. File: Box 8

FILE BOX 45

Davidson County DEEDWARR
Recvd: 11/10/00 14:33 2pgs
Fees:11.00 Taxes:336.70

20001110-0112106

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jason M. Phelan<br>Amy Phelan<br>1136 Sunnymeade Drive<br>Nashville, TN 37216 | Franklin American MortgageCompany<br>501 Corporate Centre Dr., #400<br>Franklin, Tn 37067 |

**TAX MAP-PARCEL NUMBERS: 61-15-181**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 91,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory L. Wood and spouse, Kristine R. Wood,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jason M. Phelan and spouse, Amy P Phelan,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 20 of Block "A" on the Plan of Sunnymeade of record in Book 974, page 56, Register's Office for Davidson County, Tennessee.

SAID Lot No. 20 fronts 60 feet on the southerly margin of Sunnymeade Avenue and extends back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Gregory L. Wood and wife, Kristine R. Wood by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development of record in Book 10634, page 74, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to Taxes for 2001 and subsequent years; The Plan of record in Book 974, page 56 and 57, said Register's Office.

**This is improved property, known as:** 1136 Sunnymeade Drive, Nashville, TN 37216

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

FILE BOX 45

**WITNESS THE EXECUTION HEREOF** this 8th day of November, 2000.

**Gregory L. Wood**

**Kristine R. Wood**

**State of Tennessee**
**County of Davidson**

On this 8th day of November, 2000, before me the undersigned authority, personally appeared **Gregory L. Wood** and **Kristine R. Wood**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Notary Public

My Commission Expires:

**State of Tennessee**
**County of Davidson**

## AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 91,000.00

Affiant

Sworn and subscribed before me on the 8th day of November, 2000.

Notary Public

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON