Box 39-A

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Frank E. Barton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF November

NOTARY PUBLIC

My Commission expires: 1/26/2002

# OLD REPUBLIC

**National Title Insurance Company**
201 Fourth Avenue North, Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 11/15/00 14:16 2pgs
Fees:11.00 Taxes:148.00

20001115-0113371

THIS INSTRUMENT PREPARED BY:
Robert Greene, Attorney 961 Woodland Street, Suite 103, Nashville, TN

| NAME | ADDRESS | |
|---|---|---|
| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
| Frank Barton (NAME) | Same (NAME) | 81-13-0-149 |
| 1921 Delta Avenue (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

**For and in Consideration of** the sum of $ Ten and 0/100 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Wade L. Phelps, Unmarried

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Frank Barton, Unmarried

hereinafter called the **GRANTEES**, their 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 the westerly 35 feet of the easterly 85 feet of Lots Nos. 47 and 48 in the Subdivision of Lot Nos. 37 in Owen's Plan of Buena Vista, as of record in Plan Book 1, page 84, Chancery Court at Nashville, and Book 57, page 26, Register's Office for said County.

Said parts of Lots Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extend back northwardly 100 feet to a dead line.

Being part of the same property being conveyed to Wade L. Phelps by deed from Robert B. Patton and wife, Ada B. Patton of record in Book 9661, page 267, said Register's Office.

This is unimproved ( ) improved ( X ) property, known as
1102 Kellow Street, Nashville, Tennessee
(House Number) (Street) (City) (State) (Zip)

**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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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** our hands this 14th day of November, 2000.

Wade L. Phelps

**INDIVIDUAL ACKNOWLEDGMENTS:**

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wade L. Phelps, Unmarried

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of November 2000

My Commission expires:
1/26/2002

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, _____.

My Commission expires:

_____ _____
Notary Public