Box 11

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/00 12:30 2pgs
Fees:11.00 Taxes:40.70

20001228-0126870

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 20, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wade L. Phelps (NAME)	(NAME)	081-03-0-112.00
2111 and 2113 14th Avenue North (ADDRESS)	P.O.Box 280655 (ADDRESS)	
NASHVILLE, TN 37208 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37228 (CITY) (STATE) (ZIP)	081-03-0-111.00

FOR AND 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, WE, Roger Ferrell and wife, Deborah K. Ferrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wade L. Phelps, unmarried

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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 32 of Block 21 on the Map of Buena Vista of record in Book 57, page 26, Regisgter's Office for said County.

Said Lot No. 32 fronts 50 feet on the westerly side of 14th Avenue, North and runs back between parallel lines 148 feet to an alley.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of the Subdivsion of Large Lots Nos. 21 and 30 in Owen's Buena Vista Lots, as of record in Plan Book 1, page 84, of the Chancery Court for said County.

Said Lot No. 33 fronts fifty (50) feet on the westerly side of 14th Avenue North, formerly Nance Street, and runs back between parallel lines, 148 feet to an alley.

Being part of the same property conveyed to Deborah K. Ferrell by deed from Roger D. Ferrell of record in Book 9013, page 47, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 2111 and 2113 14th Avenue North.
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 our hand s this 21st day of December 2000

Roger Ferrell

Roger Ferrell

Deborah K. Ferrell

Deborah K. Ferrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger Ferrell and wife, Deborah K. Ferrell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of December, 2000.

Commission expires _____

RICHARD MANSON
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

Notary Public

My Commission Expires MAY 28, 2003

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public