State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Subscribed and sworn to me, this 18th day of June, 2001,

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. J. NICOLE HUGHES

Affiant

Notary Public

Commission Expires: 1-25-03

Davidson County DEEDWARR
Recvd: 06/28/01 16:37 2pgs
Fees:11.00 Taxes:379.25
20010628-0068762

Warranty Deed

Prepared by

First National Financial
Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville TN 37214

N09807

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Patricia Kinzer **2015 10th Avenue North** **~~Antioch~~, TN ~~37013~~** Nashville, 37208 MAP & PARCEL NO. **081-07-0/126.00**	**Wells Fargo Home Mortgage, Inc.** **4041 Essen Lane** **Baton Rouge, LA 70809**

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,

Wade Lee Phelps

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto

Patricia Kinzer, unmarried

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 12 in the O.B.V. Plan of Lots of Nashville, Tennessee.

Said Lot 12 fronts 50 feet on the westerly side of 10th Avenue North and runs back between lines 128 feet to a line.

Being the same property conveyed unto Wade Lee Phelps, by Warranty Deed from Farris Bryant, Jr. and wife, Marva Bryant, dated September 29, 2000, recorded October 5, 2000, in Instrument No. 20001005-0098738, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: **2015 10th Avenue North, Nashville, TN 37208.**

To have and to hold the said tract or parcel of land, with the appurtenance, 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 my hand this **June 18, 2001** .

Wade Lee Phelps, Grantor

State of Tennessee
County of Davidson

On this 18th day of June, 2001, before me personally appeared **Wade Lee Phelps**, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 1-25-03

Notary Public

My Commission Expires

Warranty Deed

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