B04 56

This space for Register's Office:

Davidson County DEEDWARR
Recvd: 07/09/01 14:33 2pgs
Fees:13.00 Taxes:266.40

20010709-0072940

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
214 Second Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:
Sylvia Laird
818 Ramsey Street
Nashville, TN 37201

SEND TAX BILLS TO:
Owner

Tax Map : 82-12-218

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid,, the receipt and sufficiency of which is hereby acknowledged, We, **Harold L. Phelps and wife, Ollie M. Phelps,** hereinafter called the **Grantors**, do hereby convey unto **Sylvia Laird, a single woman**, hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being described as follows, to wit:

Being Lot No. 16 in Neill S. Brown's Addition to Edgefield, now East Nashville, a plan of which is of record in Book 57, Page 50, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the southerly side of Silverdene Place, formerly Ramsey Street, formerly Georgia Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Harold L. Phelps and wife, Ollie M. Phelps on June 14, 1987 by Quitclaim Deed of record in Book 7266, Page 751, said Register's Office.

This conveyance is subject to all matters appearing of record in Book 57, Page 50, said Register's Office.

This is improved property known as 818 Ramsey Street, Nashville, TN 37209.

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 seized 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 CONVENANTS 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.

And I do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 3rd day of July, 2001.

Harold L. Phelps

Ollie M. Phelps

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Harold L. Phelps and Ollie M. Phelps, known to me to be the person whose name is subscribed to the foregoing document, who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 3rd day of July, 2001.

Notary Public in and for the
State of Tennessee

My Commission Expires: 2-20-05

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 $72,000.00.

Affiant

Sworn and subscribed before me on July 3, 2001.

Notary Public

My Commission Expires: 2-20-05